



Borough of Lansdale  
Code Enforcement and Land Planning Committee  
Minutes  
July 5, 2023, 7:30 PM  
Caucus Room  
Chairperson: Rich DiGregorio

- **In Attendance:**  
Rich DiGregorio -Chairman  
Meg Currie Teoh  
Mark Ladley  
Jason Van Dame, Director of Community Development  
Richard Lesniak, Fire Marshal  
Mayor Garry Herbert – late arrival
- Richard Strahm  
Philip Janke  
Glynnis Jones  
Furman Boytin  
Jean Fritz  
Nancy Frei

Mr. DiGregorio called the meeting to order at 7:35 P.M.

**Approval of Meeting Minutes:** Mrs. Teoh made the motion to approve the meeting minutes from August 2, 2023. Mr. Ladley seconded the motion. Decision unanimous *3 to 0*.

- **Committee Business Items:**

**17 W Second St Rear; Waiver of Land Development:**

June 12, 2023, Lansdale Planning Commission made the recommendation for Waiver of Land Development. This project will consist of interior alterations and exterior improvements.

Mrs. Teoh made the motion that Lansdale Borough Council grant a Waiver of Land Development for the project at 17 W. Second St, Rear. Mr. Ladley seconded the motion. Decision unanimous *3 to 0*.

**Downtown Business Overlay District – Amendments:**

Lansdale Planning Commission members, The Montgomery County Planning Commission, Planning Consultant Mr. John Kennedy, and Mr. Van Dame have been discussing and fine tuning the text and map amendments for the Downtown Business Overlay District since January 17, 2022.

This evening's discussion addressed some the improvements to the zoning such as the removal of the Professional Office and Specialty Restaurant Conservation District, expanding the Downtown Business Overlay District, revisions to parking requirements and bonus features, creating sub-districts. Proposed map changes attached to this evening's meeting minutes.

Mrs. Teoh made the motion that Lansdale Borough Council Prepare and Advertise the Amendments to the Downtown Business Overlay District Mr. Ladley seconded the motion, Decision unanimous 3 to 0.

**Historic Preservation in Lansdale:**

Discussion this evening addressed the sale of the Wells Fargo Bank on Main St. Preserving this or any Historic Building in the borough currently, there is nothing in place to prevent demolition or significant changes. The Borough is looking into options, more information forthcoming.

**Rental Ordinance-Single Family Dwelling Exemption:**

Discussion continued this evening regarding the definition of a "family unit" and the inability to inspect single family dwellings. Our code §304-15; needs to have the language made clearer and proposed is to remove of the single-family dwelling exemption from the code.

The inspection program would onboard like how the multi-family inspection program was handled. The first round of biannual inspections would be life safety items.

Mr. Ladley made the motion that Lansdale Borough Council approve the Prepare and Advertise of the Rental Ordinance, single family dwelling exemption. Mrs. Teoh seconded the motion. Decision unanimous 3 to 0.

**Adoption 2022 Hazard Mitigation Plan:**

Copy of the Plan is attached to this evening's minutes.

Mr. Lesniak addressed the Code Committee regarding the adoption of the 2022 Hazard Mitigation Plan.

Mr. DiGregorio made a motion that Lansdale Borough Council adopt the 2022 Hazard Mitigation Plan. Mr. Ladley seconded the motion. Decision unanimous 3 to 0.

- **Department Activity:**

**Permits:**

For the month of June department continues to be busy receiving in 91 new permit applicants. This month most of the incoming applications are Plumbing and Electric Permits

- **Planning Commission Report for July 17, 2023:**

The July 17<sup>th</sup> meeting was cancelled.

- **Zoning Hearing Board Meeting August 15, 2023, 7:00PM:**  
641 Franklin St., approval of setback requirements for parking in front of a dwelling and to allow a parking reduction.
- **New Business:**  
There was no New Business to report on this evening.
- **Old Business:**  
There was no Old Business to report on this evening.
- **Public Comment:**  
No public comment this evening.

The meeting was adjourned at 8:31 PM.

The next scheduled Code Committee meeting is Wednesday September 6, 2023.

Respectfully,  
Maria Lohan  
Recording Secretary

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