



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
August 5, 2020 6:15 PM
Via Zoom Meeting
Chairperson: Rich DiGregorio

- **In Attendance:**

Rich DiGregorio -Chairman
Bill Henning
BJ Breish
Jason Van Dame, Building Code Official
Rick Lesniak, Fire Marshal/Emergency Management Coordinator

- **Committee Business Items:**

- **Prepare and Advertise -Zoning Amendment to the Downtown Business Overlay**

- **District:**

- The Lansdale Borough Planning Commission has recommended an amendment to the Downtown Business Overlay District. The amendment will address density in this district, and maximum building height of a structure within 100 feet of a residential property.

- Mr. Henning made a motion recommending that the Lansdale Borough Council Prepare and Advertise the Zoning Amendment to the Downtown Business Overlay District. Mr. Breish seconded the motion. Decision unanimous 3 to 0.

- **Prepare and Advertise – Amendment to Automated & Mechanical Parking:**

- The Lansdale Borough Planning Commission has recommended an amendment to the existing code and adding a new section which will allow the Borough to address automated and mechanical parking standards.

- Mr. Breish made a motion recommending that the Lansdale Borough Council Prepare and Advertise an Amendment to address Automated and Mechanical Parking. Mr. Henning seconded the motion. Decision unanimous 3 to 0.

- **Revision to the Lansdale Borough Plumbing Ordinance 292:**

- Mr. Van Dame will be working with the Solicitor regarding a revision to the existing code. Once this revised Ordinance is available it will be placed in Dropbox for the committee to review and make comments.

Noise Ordinance:

The proposed Ordinance is available to view in the Public Safety Committee Dropbox folder. The ability that allows this type of Ordinance to be enforced disappeared once the Codification was adopted. The Police and Code Enforcement would like to see this Noise Ordinance adopted so they can enforce it.

Prepare and Advertise A Conditional Use Hearing for 1000 N. Cannon Ave.

The applicant appeared before the Lansdale Borough Council and received approval for a Text Amendment to the existing parking requirements in the Industrial District. Applicant was able to provide detailed facts that our parking requirements were outdated. A Conditional Use Hearing is required to reduce parking on an Industrial site.

Mr. Breish made the motion to recommend Lansdale Borough Council Prepare and Advertise A Conditional Use Hearing for 1000 N. Cannon Ave. Mr. Henning seconded the motion. Decision unanimous 3 to 0.

- **Department Activity:**

- **Permits and new businesses:**

- The Department of Code Enforcement continues to be very busy as there has been an increase in permits and are higher than last year currently. The numbers will be available this week – contact Mr. Van Dame.

- **Planning Commission Update:**

- **1000 N. Cannon Ave.:** Applicant addressed a Text Amendment to our Zoning Ordinance and has made application for a Conditional Use Hearing. The Planning Commission members and staff continue to work with the applicant to address concerns especially regarding possible increased truck traffic to the area. Discussion regarding a possible signal control, truck route signage, connectivity with W. Ninth St. and the Liberty Bell Trail are also being reviewed.
 - **151 E. Mt. Vernon St.:** Applicant proposes to maintain the existing residence and build a new duplex home and 1 quadruplex home. Site is unique and the applicant is facing some challenges. Although the applicant received some zoning relief for parking, the Planning Commission would like to see all the required parking be onsite. Green space, tree placement and stormwater controls are some of the other items the applicant will be addressing.
 - **512 Green St.:** Applicant proposes to subdivide the property into two parcels. Existing dwelling will remain and on the second parcel proposed is a Quadruplex. There is a paper street that has been vacated and the owner will be acquiring half of what was Swinton St.
 - **320 Madison St.:** Applicant proposes to divide what was planned to be a brewery into 8 apartment dwellings. A Conditional Use Hearing will be required for this proposed use. This is still in the planning stages and more information will be provided when available.

- **New Business:**

No new business to report this evening.

- **Old Business:**

- **Online permitting - update:**

Mr. Van Dame and staff continue to work with Energov regarding online permitting. This will be reported on again next month.

- **Commercial Fire and Safety Inspections – update:**

Mr. Richard Lesniak, Emergency Management Coordinator/Fire Marshal advised the committee that he expects to have a complete summary of the program at the next month's meeting.

Public Comment:

No public comment this evening.

The meeting was adjourned at 7:04 PM. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, September 2, 2020 via a Zoom Meeting. Details for meeting time and log in please check the website: www.lansdale.org.

Respectfully,
Maria Lohan
Recording Secretary

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