



Borough of Lansdale
Planning Commission Minutes
September 16, 2019 – 7:30 PM
Lansdale Borough Hall-Council Chambers
One Vine St., Lansdale, PA 19446

- **Commissioners Present:**

Kevin Dunigan- Chairman-Absent
Sam Carlo
Mike Panachyda – Co Chairman
Chris Millheim-Absent
John Darab
John Chirico
Mike Beuke

- **Also, Present:**

John Kennedy, Lansdale Borough Planning Consultant-Absent
John Ernst-Borough Manager
Andrew Pockl-Remington & Vernick-Borough Engineer
Mike Narowich-Montgomery County Planning Commission
John Miklos-Montgomery County Planning Commission
Kris Reiss-Boucher & James
Lauren Gallagher-Rudolph Clarke, LLC
Scott Kennedy-NPSD Director of Facilities and Operations
Danielle V. Hoffer, AIA, REFP, LEED GA-Schrader Group
Jason Smeland-Lenape Valley Engineering
Earl Armitage-Pennoni Associates

Mr. Panachyda called the meeting to order at 7:30 P.M. pledge of allegiance followed by a moment of silence.

Approval of Meeting Minutes:

Mr. Carlo made a motion to approve the meeting minutes from August 19, 2019, Mr. Bueke seconded the motion. Decision unanimous 5 to 0.

- **Applications and Presentations:**

700 Knapp Rd., Knapp Elementary:

Returning to the Planning Commission and seeking a recommendation for Preliminary/Final approval are representatives for Knapp Elementary. The Lansdale Borough Planning Commission at the May 20, 2019 meeting provided comments regarding the renovations and new driveway access. Applicant plans to expand and renovate existing school, incorporate a new driveway for bus drop off and pick up only and having access along Knapp Rd. The existing driveway access at Valley Brook Drive will remain.

Applicant attended the August 20, 2019 Zoning Hearing Board Meeting and received approval for a special exception to allow the continued use to operate a school which is in a Class A Residential Zoning District. Received approval for a variance to allow a front yard setback of 124.6" and a variance for a CEVM sign 29.7 square feet in size. The sign conditions are that the message sign may not have more than five message changes per day, and any message may have a change interval of no less than one-minute, amber coloring and no red letters. The applicant agrees to allow the Borough of Lansdale to utilize the sign for emergency messaging and the applicant agrees the sign to be approved by Borough Engineer. A variance for fencing around retention basins was also approved.

Discussion this evening addressed concern of noise to the adjacent property owners regarding the bus traffic. Applicant verified the new bus traffic loop is further away from existing residents. In addition, the buses are being converted over to propane from diesel over time and the noise will be less.

Applicant will review the overflow parking, (one way for the buses) to ensure safe and enough room to maneuver out of the space.

The playground is pervious area and for safety reasons generally the school district applies engineered playground wood chips and with an approximate depth of 12 inches.

Applicant will provide to the Borough Engineer calculations/Geotech borings results gathered. Review of the basins, discharge and stormwater flows will be to the satisfaction of the Borough Engineer.

Review letter dated August 27, 2019 from Traffic Engineer Pennoni, the applicant advises all items are a “will comply”. Item #2; the applicant agrees to have land surveyed for the extension of the westbound turn lane on Knapp Rd.

Mr. Armitage has suggested two separate school zones; discussion with both Lansdale Borough and Montgomery Township as well as PennDot to provide flashing 15 MPH warning devices and the discussion as to maintenance responsibility of the equipment.

Montgomery County Planning Commission School Review letter dated September 13, 2019; the applicant responded as follows:

Transportation:

A: *Vehicular Circulation*; circulation will be clarified on the plans

Stormwater Management:

A: *Stormwater Basins*; applicant will add contours to the basins

B: *Environmental Education Areas*; applicant will work with the North Penn School District to add learning features

Remington and Vernick Engineers Letter dated August 30, 2019 and Mr. John Kennedy; Lansdale Borough Planning Consultant dated September 04, 2019 applicant advises all items are a “will comply”.

Boucher & James, Inc. response letter dated September 13, 2019 Waiver Request letter was discussed. (copy attached to this evenings minutes) All waivers will be grated as requested; and for Item #4 – Parking Lot Screening 30” to 48”; applicant will provide trees and shrubs in lieu of a wall and/or fence.

Planning Commission member Mr. Bueke is employed with Boucher & James, Inc. as a design engineer. Therefore, he has a conflict of interest, and has recused himself regarding this application.

There was no public comment this evening.

Mr. Carlo made a motion to recommend to the Lansdale Borough Council to approve the Preliminary/Final Plan Land Development subject to:

- 1) The applicant working with PennDot, Lansdale Borough and Montgomery Township regarding the school zones
- 2) The Montgomery County Planning Commission Recommendation letter dated September 13, 2019 to provide Environmental Education areas at the location of the stormwater management areas

3) The applicant complies with all items in the following review letters: Pennoni Letter dated August 27, 2019, The Remington & Verninck Engineers Letter dated August 30, 2019, Montgomery County Planning Commission letter dated September 13, 2019, John Kennedy, Lansdale Borough Planning Consultant letter dated September 04, 2019. Mr. John Chirico seconded the motion. Motion unanimous; 5 to 0.

Mr. Carlo made a motion to recommend the approval of all waivers requested in the Boucher & James, Inc Consulting Engineers letter dated September 13, 2019. Mr. Beuke seconded the motion. Motion unanimous; 5 to 0.

The Lansdale Borough Planning Commission thanked Mr. Reiss for this evening presentation. The applicant will appear before the Code Enforcement and Land Planning Committee Wednesday October 02, 2019 at 8:00 PM.

151 E. Mt. Vernon St: Sketch Plan Presentation:

Mr. Jason Smeland, Lenape Valley Engineering representing property owner Mr. Celso Leite and Mr. Celso Leite, Jr. presented a sketch plan proposing a subdivision. Applicant is very preliminary in the design process but wanted to seek the feedback from the Planning Commission.

Discussion this evening addressed number proposed number of units, the total number of stories to be built, possibility of the condominiums and parking at the site. This property is located C Zoning District and apartments are not permitted. Stormwater controls are currently not a concern.

Mr. Smeland will work on a more detailed sketch plan and meet with staff to review and to determine the necessary variances that may be required.

Comprehensive Plan Update:

The Lansdale Borough Comprehensive Plan is to be reviewed by the members of the Lansdale Borough Planning Commission. Comments are due back; with the timeline for completion December 31, 2019.

Mr. Ernst and staff will work with the Borough Solicitor to draft a letter and have the Lansdale 2040 Comp Plan distributed to North Penn School District, North Penn Water Authority and contiguous municipalities for comments. Following the direction of Mr. Narcowich, a Comp Plan Adoption Timeline will be followed.

- **Old Business:**

- **117 S. Broad St. Luxor Apartments:** The applicant will be working with the Army Corp of Engineers to address the creek at the site and its proper controls. The applicant has shared with staff it is working to move the location of the pool as advised at August 19, 2019 meeting.

- **Project Updates:**

Andale Green: Mr. Smeland updated the Lansdale Borough Planning Commission regarding Phase #3. There will be a configuration change to Road A. The revision will remove a proposed retaining wall, as designed is significant in size and viewed as a possible nuisance along the railroad line. Road A is for alley traffic. A hammerhead will be placed along with “No Parking” signage.

Phase #4- At the site existing is a well house and a pump that are proposed to be subdivide off and this is a very small portion of the parcel. It would not be the responsibility of the Borough but of the Regional Development Authority until the environmental cleanup is completed. The applicant is proposing to do so for the purpose of financing of Phase #4. More information and details are forthcoming.

43 W. Third St: The applicant has been granted Conditional Use approval. And subsequently has not applied for Land Development approval. With the Automated Parking System, the design of the entire building needs to be completed. The applicant will return with a new and complete submission once the applicant receives the necessary financing for the project. Mr. Smeland has been received permission to begin the Stormwater applications.

512 Green St.: Applicant has provided a letter of extension. Mr. Smeland is working on the issue of the abandoned right away and advised that 25 feet of land will be transferred to the property owner. Mr. Posner is exploring townhomes or a quadraplex in lieu of the twin homes. Expect to see this project return with updated plans.

- **New Business:**

- **Zoning Hearing Board Meeting September 17, 2019 at 7:30 PM**

FTP Silk Factory Lofts 152 Prospect Ave– requesting relief from parking lot setback requirements and relief from the requirement of an opaque fence between the parking lot and the residential use.

- **Public Comment:**

There was no public comment this evening.

The meeting was adjourned at 9:33 P.M. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, October 21, 2019 at 7:30 P.M. Meeting will be held at One Vine St., Lansdale PA.

Respectfully,

Maria Lohan
Recording Secretary

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