



Borough of Lansdale
Planning Commission Minutes
February 13, 2023 – 7:30 PM
One Vine St., Lansdale Pa
Council Chambers

- **Commissioners Present:**

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

- **Also, Present:**

Jason Van Dame, Director Community Development
John Kennedy, Lansdale Borough Planning Consultant
Michael Narcowich, Montgomery County Planning Commission
Tyler Williams, Remington & Vernick

Applicant:

Gregory Rapp WWTP Superintendent – ACT 537 Towamencin Township
Jeff Wert- Metz Engineering
Lisa Koehler, Koehlers Jewelers
Jason Smeland – Lenape Valley Engineering
Bob Acoff – Select Properties
Steve Yates – Lynn Builders

Mr. Carlo called the meeting to order at 7:31 P.M. followed by a pledge of allegiance.

Approval of Meeting Minutes:

Mr. Dunigan made a motion to approve the meeting minutes from January 17, 2023, Mrs. Farrell seconded the motion. Decision unanimous, 7 to 0.

- **New Business:**

- **Towamencin Township Act 537 Plan:**

Mr. Gregory Rapp, Superintendent of the Wastewater Treatment Plant was present this evening to discuss the Act 537 Special Study as Towamencin Township is in the process of selling their sanitary sewerage and part of the system is in the Borough of Lansdale.

The Planning Module has been reviewed and approved by SC Engineering and requires a signature from the Planning Commission.

There was no further discussion this evening.

Mr. Dunigan made the motion to recommend the Planning Commission Chairman, Mr. Carlo sign the required Act 537 Planning Module. Mr. Panachyda seconded the motion. Decision unanimous 7 to 0.

- **11 N. Broad St – 7 E. Main St – Reverse Subdivision:**

Mr. Jeff Wert, Metz Engineering on behalf of the applicant Lisa Koehler, owner of Koehlers Jewelers presents to discussion the proposed project at 11 N. Broad St.

Applicant proposes to combine four parcels into one parcel and connect the 11 N. Broad St and 15 N. Broad St. by constructing a building connection and construct a handicap ramp, steps, and landing.

Discussion this evening addressed Landscaping and the requirements for street trees, and landscape screening. Mr. Wert will meet with staff to discuss how the E. Main Streetscape program may impact this property. Mr. Wert will provide the Planning Commission with a revised Landscape Plan as well as the necessary waivers.

- **215 S. Broad St.:**

Mr. Jason Smeland, Lenape Valley Engineering presented to the Planning Commission an informal sketch plan for 215 S. Broad St. Currently the property consist of a dwelling that is in need of attention and has been used as a Boarding Room House. Mr. Smeland would like the feedback from the Planning Commission members for the use and the configuration of units.

Discussion this evening addressed a non-rental stacked townhome with garage parking inside and 2 additional parking spaces in the driveway. Access for garage would be from the alley.

Driveway, alley access, alley width, parking concerns and the easement agreement with Luxor were discussed in length. The Planning Commission asked Mr. Smeland to continue to work on addressing the driveway and access concerns. Residential use has not been opposed.

Mr. Smeland will review comments and return to the Planning Commission.

- **Other Business:**

- **MCPC's update, Planning for Railroad Plaza**

The Montgomery County Planning Commission will be providing concept drawing and details for feedback.

- **Zoning Hearing Board Meeting:**

Tuesday January 17, 2023, meeting has been cancelled.

- **Public Comment:**

There was no public comment this evening.

The meeting was adjourned at 8:31 P.M. The next scheduled Planning Commission meeting is Monday March 20, 2023, at 7:30 PM, One Vine St., Lansdale PA.

Respectfully,
Maria Lohan
Recording Secretary

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