



Borough of Lansdale
Planning Commission Minutes
March 15, 2021 – 7:30 PM
Via Zoom Meeting

- **Commissioners Present:**

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

- **Also, Present:**

John Ernst, Borough Manager
John Kennedy, Lansdale Borough Planning Consultant – late arrival
Jason Van Dame, Building Code Official
Meg Currie Teo, Lansdale Borough Council
Mike Narcowich, Montgomery County Planning Commission
Earl Armitage, Pennoni Associates
Owen Hyne, Remington & Vernick
Jason Smeland, Lenape Valley Engineering
Celso Leite Sr., Property Owner
Celso Leite, Jr., Property Owner
Robert Iannozi, Jr., Dischell Bartle Dooley Law Office
Eric Britz, Bohler Engineering
Effie Avitan, Equitable Owner

Mr. Dunigan called the meeting to order at 7:31 P.M.

Approval of Meeting Minutes:

Mr. Panacyda made a motion to approve the meeting minutes from November 16, 2020,
Mr. Carlo seconded the motion. Decision unanimous 6 to 0.

- **Reorganization of Planning Commission:**

Mr. Ernst addressed the Planning Commission members seeking a nomination for Chairman for the new year. Mr. Carlo nominated Mr. Dunigan as Chairman of the Lansdale Borough Planning Commission and Mr. Bueke seconded the motion. Decision unanimous 6 to 0.

Mr. Carlo nominated Mr. Panacyda as Co-Chairman of the Lansdale Borough Planning Commission and Mr. Dunigan seconded the motion. Decision unanimous 6 to 0.

Mr. Carlo made a motion to nominate Maria Lohan as Secretary, Mr. Bueke seconded the motion. Decision unanimous 6 to 0.

- **New Business:**

- **Applications and Presentations:**

- **151 E. Mt. Vernon St – Land Development Application**

- Mr. Robert Iannozzi, Attorney for the applicant addressed the Planning Commission advising the applicant is seeking Preliminary and Final Land Development approval this evening.

- Mr. Jason Smeland, Lenape Valley Engineering representing Mr. Celso Leite, Jr. and Mr. Leite, Sr., property owners have returned to the Lansdale Borough Planning Commission for this project. A Power Point presentation is attached to this evening minutes.

- Applicant reviewed and advised the Lansdale Borough Planning Commission that all review letters are a “will comply” and that all comments have been addressed in review letters. Applicant stated this is bit of a forgotten section of town and that it will be giving a facelift with the new proposed units, plantings, stormwater control and improved paving at the site. A fee in lieu of to be provided to the Borough for 54 trees that will not fit on this site.

- Applicant presented the Planning Commission with a list of requested waivers for this project from the Lansdale Borough SALDO. Items reviewed and discussed are as follows:

- SECTION 347-413. A.1: Waiver from the requirements to receive an approval from the Montgomery County Conservation District for the proposed earth disturbance, due to the limited scope and earthwork with this project; RVE *can support this waiver.*

SECTION 47-304.C: Waiver to permit the use of the aerial photo plan in lieu of meeting the requirements of this section provided that any requested information by the Borough Consultants be provided on the plans; ***RVE can support this waiver.***

SECTION 347-422.E AND 422.N.2: Waiver to allow pipe slopes of less than 2% and minimum pipe size of less than 15 inches consistent with the small drainage areas; ***RVE can support this waiver.***

SECTION 347-437.A-1: Waiver to allow plantings within 30 feet of the rain garden spillway. This waiver is required as the rain garden is very small, and no plantings would be permitted in the rain garden without this waiver; ***RVE can support this waiver request.***

SECTION 347-408.A-Recreational Facilities: To the extent that this section of the ordinance applies to the 6 new dwelling units, a waiver from this section is requested to permit the community area behind units 3 and 4 to meet the recreational requirements. ***Applicant agrees to a voluntary work with the Borough to come to an agreeable plan to the satisfaction of the Borough Manager and Lansdale Borough Planning Consultant. Section 407D supports this in the SALDO.***

SECTION 347-434. C.2: Aisle Width: To the extent that this section applies to parking spaces located on alley, a waiver of this requirement is requested. It should be noted that the required alley width is 12 feet by the ordinance. New alley shall not exceed 12 feet. ***Applicant agrees to the widening and the paving of the alley 16.5 as indicated and to be extended to accommodate the full length of the applicant's property.***

Public Comment:

Will the Community Area remain and if so, what will it be used for?

Green area will remain as indicated on the plan and it will be for informal use for a place to gather.

How many trees required for this development?

The requirement is a total of 59 replacement trees. 5 trees will be placed on the site, along with planting and shrubs. Balance of 54 trees will be designated to the Borough as a fee in lieu of.

Mr. Millheim made a motion that the Lansdale Borough Planning Commission recommend that Borough Council grant Preliminary and Final Land Development approval to the development project at 151 E. Mt. Vernon St. as documented in the applicant's site plan dated 12/20/2020 with a revision dated 02/12/21 and the applicant's responses the following review letters.

- Storm Water Management Plan dated 12/20/2020 revised 2/12/21
- Remington & Vernick Engineers Review letter dated 2/19/2021
- John Kennedy, Lansdale Borough Planning Consultant Review letter dated 02/23/2021
- Pennoni Associates Review letter dated 3/2/2021
- Lansdale Borough Fire Marshal's Office Review Letter dated 3/8/2021

In addition, the following conditions to apply:

- With regards to SALDO Waiver granted for Section 347-408A, the applicant will voluntarily work with the Borough to come to an agreeable plan to facilitate improvement of other recreation sites within the Borough of Lansdale as noted in Section 407D of the Borough's SALDO
- Widening and paving of the alley 16.5 feet to be extended to accommodate the full length of applicant's property.

Mr. Panacyda seconded the motion. Decision unanimous 6 to 0.

The Lansdale Borough Planning Commission recommends that Lansdale Borough Council approve the following Waiver requests. They are as follows:

SECTION 347-413. A.1: Waiver from the requirements to receive an approval from the Montgomery County Conservation District for the proposed earth disturbance, due to the limited scope and earthwork with this project; *Mr. Bueke made the motion to approve this waiver; Mr. Carlo seconded the motion. Decision unanimous 6 to 0.*

SECTION 47-304.C: Waiver to permit the use of the aerial photo plan in lieu of meeting the requirements of this section provided that any requested information by the Borough Consultants be provided on the plans; *Mr. Carlo made the motion to approve this waive; Mr. Bueke second the motion. Decision unanimous 6 to 0.*

SECTION 347-422.E AND 422.N.2: Waiver to allow pipe slopes of less than 2% and minimum pipe size of less than 15 inches consistent with the small drainage areas; *Mr. Carlo made the motion to approve this waive; Mr. Bueke second the motion. Decision unanimous 6 to 0.*

SECTION 347-437.A-1: Waiver to allow plantings within 30 feet of the rain garden spillway. This waiver is required as the rain garden is very small, and no plantings would be permitted in the rain garden without this waiver. *Mr. Carlo made the motion to approve this waive; Mr. Bueke second the motion. Decision unanimous 6 to 0.*

SECTION 347-408.A-Recreational Facilities: To the extent that this section of the ordinance applies to the 6 new dwelling units, a waiver from this section is requested to permit the community area behind units 3 and 4 to mee the recreational requirements. ***Applicant agrees to a voluntary work with the Borough to come to an agreeable plan to the satisfaction of the Borough Manager and Lansdale Borough Planning Consultant. Section 407D supports this in the SALDO.*** *Mr. Carlo made the motion to approve this waive; Mr. Bueke second the motion. Decision unanimous 6 to 0.*

SECTION 347-434. C.2: Aisle Width: To the extent that this section applies to parking spaces located on alley, a waiver of this requirement is requested. It should be noted that the required alley width is 12 feet by the ordinance. New alley shall not exceed 12 feet. *Mr. Carlo made the motion to approve this waive; Mr. Bueke second the motion. Decision unanimous 6 to 0.*

- **501 N. Cannon Ave – Sketch Plan Presentation**

Mr. Eric Britz, Bohler Engineering presented to the Lansdale Borough Planning Commission a Sketch Plan for a proposed project at 501 N. Cannon Ave. Together with Mr. Effie Avitan, they are seeking feedback to redevelop the existing buildings into apartments.

Applicant proposes to construct 24 apartment units in the two buildings and would provide 1.6 parking spaces per unit for a total of 40 parking spaces. This project is in the Industrial District and residential use is not permitted. The Borough Planning Consultant advised there were two possible directions to move forward. One would be a text amendment to the industrial district, the other would be to obtain several variances from the Zoning Hearing Board.

Discussion this evening addressed that the applicant continues to work with the Borough staff to review the zoning. Consideration should be given to the sidewalk widening along N. Cannon Ave and the connectivity to the Liberty Bell Trail.

Planning Commission members thanked the applicant and look forward to further discussions.

- **Other Business:**

- **Proposed Sign Ordinance:**

- Mr. Dunigan advised the Lansdale Planning Commission to review the memo forwarded from Mr. Narcowich date March 10, 2021. This memo is a summary of how the Draft Lansdale Sign Ordinance was written and changes made from the existing Sign Ordinance. Planning Commission members to review and be prepared to discuss at the April Meeting.

- **MCPC Parking Analysis:**

- This discussion will continue at the April Meeting.

- **Zoning:**

- The March 16, 2021 Zoning Hearing Board Meeting has been canceled.

- **Public Comment:**

- There was no public comment this evening.

The meeting was adjourned at 9:42 P.M. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, April 19, 2021 at 7:30 P.M.

Respectfully,
Maria Lohan
Recording Secretary

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