



Borough of Lansdale  
Code Enforcement and Land Planning Committee  
Minutes  
April 5 2022, 7:30 PM  
Caucus Room  
Chairperson: Rich DiGregorio

- **In Attendance:**  
Rich DiGregorio -Chairman  
Meg Currie Teoh  
Mark Ladley  
Jason Van Dame, Building Code Official  
Jeff Wert, Metz Engineering  
Lisa Koehler, Koehlers Jewelers

Mr. DiGregorio called the meeting to order at 7:38 P.M.

**Approval of Meeting Minutes:** Mrs. Teoh made the motion to approve the meeting minutes from March 1, 2023. Mr. Ladley seconded the motion. Decision unanimous *3 to 0*.

- **Committee Business Items:**

- **11 N. Broad St-Minor Land Development:**

Mr. Wert addressed the Code Enforcement and Land Planning Committee on behalf of the owner Lisa Koehler seeking a recommendation to move this project to Lansdale Borough Council.

Applicant proposes to combine parcels and connect 11 N. Broad St and 15 N. Broad St by constructing a building connection, construct a handicap ramp, steps, and landing. The East Main Street Streetscape program will remove the existing curb cut at Main Steet.

On March 20, 2023, the Planning Commission made the recommendation to approve this project and moved it on to Borough Council.

Discussion this evening addressed the required height of shrubs, planting of trees and parking concerns the owner has with respect to her lot. Mr. Van Dame advised some concerns raised may need to have more zoning approval. Mr. Wert advised they will request approval from the Code Committee this evening. He will review concerns raised by the applicant.

Mrs. Teoh made the motion that the Code Enforcement and Land Planning Committee recommend the project for 11 N. Broad St. move to Borough Council. Mr. Ladley seconded the motion. Decision *unanimous 3 to 0*.

- **Department Activity:**

Department permit activity continues to be busy and the new software is working very well.

**Permits:**

March 2023 107 permits received; 83 permits approved and/or issued.

**Code Cases:**

This winter gave the department a break on snow issues, trash and rubbish issues continues.

As reported last month, Code Enforcement continues to respond to housing issues. Owners converting homes into living spaces. Some are renting out bedrooms. This type of living situation does not fit the Borough's definition of a "family unit". Some issues are called to the Department's attention due to the police responding to a call.

**Training:** Dallas Systems offers free training in the Pottstown office and the Code Officials will be attending. This training is one of the regular benefits of the software, bringing users from different municipalities together for training and discussion. Members of the Dallas team are also easily accessible with office visits and respond to calls and emails.

- **Planning Commission Report:**

**874 & 901 Moyers Rd** – Land Development. Holtzman Propane is working with a Pennsylvania Engineer and did attend the March meeting. Comments were received from Consultants and Planning Commission members, we do expect to see them on the PC agenda for April.

**117 S Broad St.** Luxor presented to the Planning Commission an amendment to the existing plan for a Dog Park. This work will be completed as an addendum to the original Land Development Approval.

- **Zoning Hearing Board Meeting March 21, 2023, 7:00PM:**

- **500 York Ave.:** Accessory Dwelling Unit; applicant is seeking relief for a non-family member to reside in the unit, and relief for 2 front doors.
- **523 W Second St.:** - Relief to allow a structure in a side yard setback

- **New Business:**

The month of May is Building Safety Month Awareness.

- **Old Business:**

There was no old business to report this evening.

- **Public Comment:**

*Mrs. Farrell; address the landscaping at 32 E. Blaine St.* Mr. Van Dame will contact the owner for cleanup of the straw.

*Mrs. Fries; portable basketball nets left unattended.* The recommendation has been made that the portable basketball nets use reflective tape.

*Mrs. Fritz; damaged Adams Ave Park Sign who should be contacted?* Mr. Van Dame will reach out to the Parks & Recreation Department.

The meeting was adjourned at 8:16 PM.

The next scheduled Code Committee meeting is Wednesday May 3, 2023.

Respectfully,  
Maria Lohan  
Recording Secretary

One Vine Street  
Lansdale, PA 19446  
215.368.1691  
[WWW.LANSDALE.ORG](http://WWW.LANSDALE.ORG)