



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
January 3, 2019 8:00 PM
Lansdale Borough Hall-Caucus Room
One Vine St., Lansdale, PA 19446
Chairperson: Jack Hansen

- **In Attendance:**

Jack Hansen-Chairman
Rich DiGregorio
Denton Burnell-Late Arrival
Chris Kunkel-Manager of Community Development
Patricia Chapman-Customer Service/Records Manager
Dan Sokil-Reporter
Mike Trail, Chief of Police
John Ernst, Borough Manager

The meeting was held at One Vine St., Lansdale, Pa. Mr. Burnell called the meeting to order at 8:01 P.M. Mr. Hansen made a motion to approve Meeting Minutes from the December 05, 2018. Code Enforcement and Land Planning Committee meeting. Mr. DiGregorio seconded the motion. Minutes were unanimously approved.

- **Committee Business Items:**

No Committee Business Items to report this evening.

- **Department / Activity:**

- **Discussion of the December 2018 Department Statics:**

For the month of December 48 Permits processed. Due to the holiday schedule approximately 20 Permits were back logged. The Department responded to 13 complaints which is in part due to the wild weather this season.

- **New Business:**

422 W. Sixth St – Trefz Mechanical moving into Lansdale Borough
312 W. Main St – Amarillas Café- Re-Opening after fire damage
320 Madison Ave – Permits issued for the construction of demising walls to form a new Brewery
401 S. Broad St – Manhattan Bagel

- **Recent Code Cases:**

The Department of Code Enforcement was in court for a case regarding severe property maintenance complaints where the owner failed to clean up rubbish. The

Departments goal is to seek compliance and we will always work with the property owner. When this does not happen citations will be issued, and we will enforce the Borough Ordinance. The property owner plead not guilty and a court date was set. Due to several recusals, the hearing was held in Lafayette Hill. The judge in this case ordered in favor of the Borough. The property owner has thirty days to comply or the fines will stand.

- **Additional Department Business:**

A new group home is moving into the Borough and will serve as a recovery home. Currently there is no restrictions that prohibit this type of occupancy in a residential district.

The Department of Code Enforcement has been asked to review a proposal for a multi-business sign to be located on Borough property at the intersection of Madison Street and West Main St. The request will be reviewed by the Department for compliance before a request moves forward to Council.

The Department of Code Enforcement was able to aid the property owner on Fairview Ave where there was a house fire.

Due to cooperative efforts of both the Department of Code Enforcement and the Lansdale Police, Chief Trail indicated that there has been a decrease in calls over the past two years. The Department has been able to work closely with the police and address areas of severe property maintenance complaints.

The Department of Code Enforcement responded to a complaint at a single-family rental concerning overcrowding. It was determined the absentee individual had signed a lease and was subletting to multiple families who were occupying the unit. This is a violation of our Boarding Room Ordinance and action has been taken. Currently the Borough does not have a program for single family rentals, however working on cases such as this the department has had success and they cases are received via complaints. Mr. Hansen and the Code Enforcement and Land Planning Committee are recommending the Borough investigate the single-family rental inspection program.

- **Planning Commission Report:**

The Planning Commission did not meet in December.

Comprehensive Plan Update: The final draft of the Borough Comprehensive Plan has been received. Task Force members presented comments at the December 11 meeting.

- **Old Business:**

- **Update, Regulation of Food Trucks:** A draft of the Ordinance has been received, however the Department want to continue to work on the comments received back from the solicitor. This should be available next month.
- **Update, Adoption of 2015 International Fire Code and Commercial Fire/Safety Inspections:** The Department has a draft of the new Fire Code and the Department is working with the Fire Marshal to create appropriate addendum to the Code.
- **Update Driveway width requirement in Class A Residential Districts *:** Due to repeated requests, a zoning amendment is being considered that will allow driveway widths to be expanded to 20 feet wide. The current ordinance allows 14 feet. This amendment would occur in Class A Residential Districts only. A draft of the Ordinance has been prepared and advertised. For this evening a motion to approve the Text Amendment requested.

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Mr. Burnell made a motion to approve the Text Amendment allowing driveway width to be expanded to 20 feet in Class A Residential District only, Mr. DiGregorio seconded the motion. Motion unanimously approved.

Update, Fee Schedule evaluation: The Department has completed collecting data and expects to make recommendations.

Update Energov: As was previously reported the new software platform Energov is implemented. Due to the customization of the program for the apartment licenses, there has been a delay in sending out the renewal invoices along with processing the payments. All renewals have been mailed out and the payment issues is being resolved.

- **New Business:**

As requested by a Borough resident, a review of the Accessory Structure Ordinance was completed. The revised Ordinance eliminates the quantity of two allowable structures but maintains the requirement that a structure can not be closer than 10 feet from another structure.

- **Public Comment:**

Curb damage from snow plows; who responsibility is it to repair the damage.
The damage done is the responsibility of the property owner for repairs.

Does replacing deck boards require a permit?
Repairs and ordinary maintenance are allowed under the Uniform Construction Code.

The meeting was adjourned at 8:59 P.M. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, February 06, 2019 at 8:00 P.M. Meeting will be held at One Vine St., Lansdale PA.

Respectfully,
Maria Lohan
Recording Secretary

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