



Borough of Lansdale
Planning Commission Minutes
February 11, 2019 – 7:30 PM
Lansdale Borough Hall-Council Chambers
One Vine St., Lansdale, PA 19446

- **Commissioners Present:**

Kevin Dunigan- Chairman
Mike Panachyda
Chris Millheim
John Darab

- **Commissioner Absent:**

Sam Carlo -Co Chairman
John Chirico

- **Also Present:**

John Kennedy, Lansdale Borough Planning Consultant
John Ernst-Borough Manager
Mike Narowich-Montgomery County Planning Commission
Jason Smeland, Lenape Valley Engineering
Dr. Ross Ziegler, Applicant
Mike Rosen, Rosen Architects
Stephen P. Imms, Jr. Attorney
Andreas Heinrich, P.E., P.T.O.E.
Earl Armitage, Pennoni Associates-Borough Traffic Engineer
Mike Joyce-Remington & Vernick-Borough Engineer
T.J. Miller, Stoltz Property Management
Jennifer Wunder, Attorney
Keith Ottes, Project Manager

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

Approval of Meeting Minutes:

Mr. Darab made a motion to approve the meeting minutes from January 21, 2019, Mr. Panacyda seconded the motion. Decision unanimous 4 to 0.

- **Applications and Presentations:**

- **43 W. Third St. Conditional Use Hearing – Revised Plan:**

Mr. Smeland addressed the Lansdale Borough Planning Commission requesting approval to move this project to a Conditional Use Hearing which would be scheduled before the Council Business Meeting on Wednesday March 20, 2019.

As part of the process, the applicant has gone before the Zoning Hearing Board and has received relief for parking and to allow residential on the ground floor. Last month the applicant presented a sketch plan and has returned this evening to address the concerns the Planning Commission members had regarding stacked parking devices along with various building features.

Mr. Rosen presented a revised sketch plan for a 204-unit complex, more residential in design, scaled back the building, pushed the rear of the building in to accommodate a 5-foot-wide sidewalk in the alleyway. First floor units will have a townhome design, balconies and entrance from interior of building only.

Mr. Rosen advised at this time, the design for the automated valet parking system is a local company called Westfalia. Via a video, the system was demonstrated to the committee. The total required parking spaces for this project is 306. The applicant has provided 41 on grade parking spaces, 26 long term parking spaces, and the system will allow for 272 total parking spaces. In addition to satisfying the required parking, the applicant advised the retrieval process will take approximately 2 minutes. It was pointed out that using this method the residents will not enter the parking area itself to retrieve their cars, the automated system brings the cars to the resident. The Planning Commission members thought this was a better solution and addressed previous safety concerns.

Sketch plan and Automated Parking Valet System is attached to this evenings minutes.

Mr. Smeland, Lenape Valley Engineering reviewed the Borough consultant letters. They are as follows:

Remington & Vernick Engineers, letter dated January 18, 2019; all items are a “will comply”.

- **Items # 11, 12 & 13:** the applicant has improved by meeting the parking requirement
- **Item #14, Building Height Credits:** Base Height is 65 feet, for Alternative Solar and Geothermal and Bicycle’s an additional 5 credits for each
- **Item #16:** to be eliminated as the applicant will be using an automated system.

John Kennedy, AICP, Memo dated January 25, 2019; all items are a “will comply” discussion specific to:

- Applicant Comments: #1 –will update correspond to reflect recodification
- General Comments: #4 – with the Automated Parking System the applicant has satisfied

Pennoni Associates, Inc review letter dated February 5, 2019, all items are a “will comply”.

- Item #4: the applicant will be removing 5 parking spaces from off street; this will be improving the sight distance.

Public comment:

- *Is the Automated Valet Parking System that was demonstrated this the evening the same exact system the owner would install, or can it be changed?* Mr. Rosen advised it may go out to bid but at this time this is the company/style the applicant would install.
- *Will there be guest visitor spots available? Mr. Rosen advised there will be no guest parking on site?* Location allows for plenty of public and paid parking, SEPTA garage is nearby.

Mr. Panacyda made the motion that the Lansdale Borough Planning Commission recommend approval of the Conditional Use Application for 43 W. Third St also known as Walnut Crossing. Furthermore, the Applicant should comply with all comments from: Remington & Vernick Engineers letter dated January 18, 2019, Lansdale Borough Planning Consultant, Mr. John Kennedy, Memo dated January 25, 2019 and Pennoni Associates letter dated February 5, 2019. In addition, the Lansdale Borough Planning Commission recommends that, if approved by Borough Council, a condition of the approval be that the

project contains the Automated Valet Parking System as presented at the February 11, 2019 meeting. Mr. Millheim seconded the motion. Decision unanimous 4 to 0.

Mr. Ernst advised the applicant to provide as much detail of the project; especially models for the upcoming Conditional Use Hearing.

- **1000 N. Cannon Ave- Informal Presentation:**

Mr. Ottes presented an informal sketch plan to the Planning Commission for 1000 N. Cannon Ave. Applicant wishes to demolish approximately 56,000 square feet of existing space and construct 4 new light industrial buildings adding 732,240 square feet to the site. The property would then have a total of 1,589,440 square feet of industrial space. This site is partially located in Hatfield Township.

Discussion this evening addressed the current required parking for an industrial use which is one space per 400 square feet. Applicant will need to seek relief from Zoning Hearing Board as this requirement is excessive for this project. Mr. Ottes suggested as a consideration of the site may be having reserve spaces for the Ball fields as parking has been a neighborhood concern. Mr. Ottes asked for assistance regarding details for the Liberty Bell Trail. Planning Commission members requested information and/or an indication of the daily truck totals for traffic in and out of the site. In addition, due to the traffic pattern in the area the Applicant should consider improvements to the road system. After discussion, Mr. Ottes advised that traffic controls for this project does warrant a conversation.

- **Old Business:**

- **Comprehensive Plan Update:**

Mr. Narowich advised the changes the Comp Plan Task Force requested in December are being made. Attached to this evening meeting minutes is a summary of the meeting. The Comp Plan will be loaded to Dropbox and comments from the Planning Commission due back next month.

- **Ordinance Amendment for Wider Driveway Apron Width– Prepare and Advertise**

This Ordinance has been authorized for Prepare and Advertise.

- **Discussion of Signs-Professional Office & Specialty Restaurant Conservation Overlay District:**

For this zoning district, the existing sign ordinance is challenging. Mr. Kennedy has suggested for this applicant concern, a stop gap measure considered and possibly to move ahead with an amendment for signage.

- **New Business:**

- **Zoning Hearing Board Meeting 02/19/19-403 Pacific Ave- Postponed Applicants**

- **Request:**

- This is an application for a Special Exception, Inground Pool greater than 700 square feet. Applicant is requesting the March meeting date; planned family vacation for the scheduled February meeting.

- **Public Comment:**

- Mr. Kulp advised the Planning Commission he believes Stoltz dedicated Ninth St to the Borough. Mr. Ernst advised the Borough will investigate this arrangement.

The meeting was adjourned at 9:32 P.M. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, March 18, 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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