



Borough of Lansdale  
Planning Commission Minutes  
May 15, 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  
Meg Currier-Teoh, Borough Council

**Applicant:**

David C. Onorato, HOF Law Group  
Joe Hanna, Chambers Associate  
Susan A. Rice, P.E., STA Engineering, Inc

Mr. Carlo called the meeting to order at 7:34 P.M. followed by a pledge of allegiance.

**Approval of Meeting Minutes:**

Mr. Dunigan made a motion to approve the meeting minutes from March 20, 2023,

Mr. Panachyda seconded the motion. Decision unanimous, 6 to 0.

- **New Business:**

- **608 E. Main St., North Penn YMCA**

Present this evening Mr. Onorato, on behalf of the North Penn YMCA addressing the Planning Commission requesting approval for Minor Land Development for the proposed gymnasium previously approved but not built in 2015. Funding has been secured.

The gymnasium will be two-story and approximately 10,780 square feet in size. The proposed gymnasium will be built on an existing parking area. Previous zoning relief was granted to allow the reduction of parking spaces when the structure was to be completed.

Lansdale Fire Marshal review letter dated May 4, 2023, was discussed. Mr. Onorato advises there is an existing and already approved water line to address concerns of fire-flow and hydrants at the facility. Item #13 is an existing condition, and the applicant is in no position to adjust the width of the driveway to 26 feet for apparatus as requested.

Montgomery County Planning Commission letter dated May 12, 2023, Mr. Onorato advised the stripping of the faded crosswalk will not occur under this project. The upcoming Main Street Scape Program, once improvements are completed, will be the time to handle this request.

All other review letters, Mr. Onorato advising all items are a “will comply”.

There was no public comment this evening.

Mr. Millheim made a motion that Lansdale Borough Planning Commission recommend that Borough Council approve Preliminary and Final Minor Land Development approval for the project at 608 E. Main St. as documented in the applicant’s revised plans date 01/31/2023 and the applicant’s agreement to “will comply” to comments from the review letters as follows:

- Remington & Vernick Engineers Review Letter dated 05/12/2023.
- John Kennedy’s Review Letter dated 05/06/2023.
- Montgomery County Planning Commission Review Letter dated 05/12/2023.
- Fire Marshal’s Review Letter dated 05/04/2023; with the understanding that these comments were addressed by the site plan approved in 2015.

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

- **Towamencin Township ACT 537 Plan – Updated**

New purchaser for the Sewage Facility; required is a motion for the Planning Commission Chairman to sign the Towamencin Township ACT 537 Component 4A – Municipal Planning Agency Review. Mr. Dunigan made the motion Mr. Carlo, Planning Commission Chairman signing the Agency Review, Mr. Bueke seconded the motion. Decision unanimous 6 to 0.

- **Old Business:**

- **874 & 901 Moyers Rd.: Holtzman Propane:**

Ms. Susan Rice, STA Engineering, Inc. returned this evening on behalf of the applicant Holtzman Propane.

Revised plans and Waiver request letter(s) for both parcels dated April 25, 2023, were reviewed this evening.

Waiver request item #2 §347-415; which requires sidewalks along West Ninth St. The Planning Commission can support this waiver and the applicant is to place a note on plans to defer this for future development. This waiver is granted for both 874 and 901 Moyers Rd.

Waiver #1, #3 and #4; Planning Commission can support as requested.

Pennonni review letter dated January 27, 2023, followed up an email from Mr. Armitage, discussion this evening addressed the agreement for a Trail Easement for the Liberty Bell Future Connection and fence move back for required sight distance. However, the actual suggested distance for the fence location is to be discussed further with Mr. Armitage.

Mr. Kennedy's review letter dated May 9, 2023, discussion this evening addressed that there will be bollards surrounding the 500-gallon tank. Applicant in addition agrees to screening with a fence of their choice and locking gate. All other items are a will comply.

Remington and Vernick letter dated May 5, 2023, and revised letter dated May 15, 2023, Montgomery County Planning Commission letter dated January 12, 2023, and Lansdale Borough Fire Marshal letter dated May 10, 2023, all items are a "will comply".

Public comment: Resident Dominic Frascell, 318 Green St., for 874 Moyers Rd., allow for public access for pedestrian traffic to the Ball Fields. Planning Commission requests the applicant defer this requirement due to the proposed future development of adjacent Business Park.

Mr. Millheim made the motion that the Lansdale Borough Council grant Preliminary and Final Land Development for the proposed project at 874 and 901 Moyers Rd. as per the plans dated March 20, 2023. And the applicant's agreement to "will comply"

to comments from the review letters as follows:

- STA Engineering response letter dated 04/25/23.
- Requested Waiver Letter for both properties at 874 and 901 Moyers Rd. (note: for
- Both properties sidewalk requirements will be deferred until a point in time that the Borough deems them required item #2 not waived)

1. §347-409.D(1)(s): which requires each tree six inches ddb or greater that is destroyed to be replaced with a sufficient number of trees whose total caliper measurement equals the dbh measurement of the tree which is destroyed.

*A waiver is requested to not plant the required 58 replacement trees on the property, but instead to provide a fee in lieu of the planting. The property is located in an industrial area and the property would not support 58 additional trees along with the preserved trees. Planning Commission supports this waiver.*

2. §347-415: which require sidewalks along W. 9<sup>th</sup> St.

*A waiver is requested to not provide the sidewalk along W 9<sup>th</sup> Street. Sidewalk exists along Moyers Road and connects to existing pedestrian pathways. Sidewalk along W. 9<sup>th</sup> Street would not continue any pedestrian pathways but would rather provide sidewalk to an industrial area and the Borough's sewer plant. The Planning Commission requires a note on the plan and defer to any future development.*

3. §347-424.B: which requires a softening buffer of 1 canopy tree, 2 understory trees and 2 evergreen trees per 100 ft. along the side and rear property lines.

*A waiver is requested to not provide 6 of the required 8 trees along the northwest (side) property line and 4 of the required 20 trees along the southwest (rear) property line. Existing trees will be preserved along the property lines to the greatest extent practical and tree credits are applied. The adjacent properties are also industrial in nature and fences exist along the property lines on the adjacent tracts. Additionally, a stormwater facility is located along the northwest (side) property lines and will be planted in accordance with planting requirements and provides a buffer in this area. The Planning Commission supports this waiver.*

4. §347-618.D: which requires solid waste storage facilities enclosures to be made of durable material including masonry blocks or steel reinforced wood fencing.

***A waiver is requested to allow the dumpster area to be enclosed with a chain link fence with slates instead of masonry blocks or steel reinforced wood fencing. The Dumpster area is located along the southwest (rear) property line and will also be within the perimeter fencing and not be seen from the existing street. The Lansdale Borough Planning Commission supports this waiver.***

- Remington and Vernick letter dated May 5, 2023, and revised May 15, 2023,
- John Kennedy review letter dated May 9, 2023
- Montgomery County Planning Commission letter dated January 12, 2023
- Fire Marshal letter dated May 10, 2023.

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

- **Other Business:**

Mr. Van Dame addressed the Planning Commission to discuss an idea of business signage which currently is being vetted by the Economic Development Committee. Looking for feedback on the aesthetics, Mr. Van Dame showed the members photos taken of signage in nearby Ambler vs a uniform style of signage. Members agreed that businesses using their logo would be preferable.

- **Zoning Hearing Board:**

Meeting for Tuesday May 16, 2023 has been cancelled.

- **Public Comment:**

There was no public comment this evening.

The meeting adjourned at 8:58 P.M. The next scheduled Planning Commission meeting is Monday April 17, 2023, at 7:30 PM, One Vine St., Lansdale PA.

Respectfully,  
Maria Lohan  
Recording Secretary

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