



Borough of Lansdale
Planning Commission Minutes
January 19, 2026 – 7:30 PM
One Vine St., Lansdale Pa
Council Chambers

• **Commissioner's Present:**

Mike Panachyda – Chairman
Mike Bueke CO Chairman - Absent
Sam Carlo - Absent
Kevin Dunigan- Absent
Chris Milheim
John Chircho
Carole Farrell

• **Also Present:**

Kelly Reilly, Kennedy & Associates
Jason Van Dame, Building Code Official
Margaux Petruska, Montgomery County Planning Commission
John Ernst, Borough Manager
Greg Rapp, WWTP Superintendent

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

Approval of Meeting Minutes:

Mrs. Farrell made a motion to approve the meeting minutes from November 17, 2025
Mr. Milheim seconded the motion. Decision unanimous 4 to 0.

- **New Business:**

- **Reorganization**

- Ms. Reilly addressed the Planning Commission members seeking a nomination for Chairman for the new year. Mr. Millheim nominated Mr. Panachyda as Chairman of the Lansdale Borough Planning Commission and Mr. Chircho seconded the motion. Decision unanimous 4 to 0.
- Mr. Panachyda nominated Mr. Bueke as Co-Chairman of the Lansdale Borough Planning Commission and Mr. Millheim seconded the motion. Decision unanimous 4 to 0.

- **PENNVEST – Letter of Recommendation**

Mr. Rapp present this evening to review with the Planning Commission a Letter of Recommendation requested for two projects the Borough will be working on with Entech Engineering. Projects are the Cannon Ave L& Poplar Ave Sewer upgrades and Neshaminy Streambank Restoration Project.

Discussion this evening addressed the proposed project and that the project would not violate local zoning and planning provision.

Mr. Chircho made the motion to draft a Letter of Recommendation for the proposed projects. Mrs. Farrell seconded the motion. Decision unanimous 4 to 0.

Transit Oriented Design Ordinance:

Mr. Chris Canavan, WB Homes was present this evening seeking a recommendation to attend the Code Committee meeting regarding a Small Parcel Text Amendment. The rendering for this evening depicts the redevelopment of a large parking lot at 1180 Church Rd. Proposed are 74 single-family attached units. Proposed is a new type of development Small Parcel Transit-Oriented Development (SP-TOD) to amend the exiting Transit Oriented District (TOD).

Discussion this evening addressed the concept plan provided this evening to add 73 Single Family stacked townhomes three stories high along with Mr. Kennedy's comments in the review letter dated December 18, 2025. To amend this ordinance, a hearing will need to be held to allow this change.

Mr. Millheim made a motion that the Planning Commission recommends to the Borough Council that a hearing be held for the amendment to the TOD Ordinance allowing the Small Parcel Transit Oriented Ordinance. Mrs. Farrell seconded the Motion. Decision unanimous 4 to 0.

Old Business:

- **Proposed EV Charging Amendment**

Mr. Kennedy and Ms. Reilly have reviewed comments and said that this is now ready for Montgomery County Planning Commission review.

Other Business:

- **Annual Report:**

The Annual Report is available on One Drive.

- February Planning Commission Meeting Date is February 9, 2026, due to the President's Day Holiday.

- **Zoning Hearing Board Meeting:**

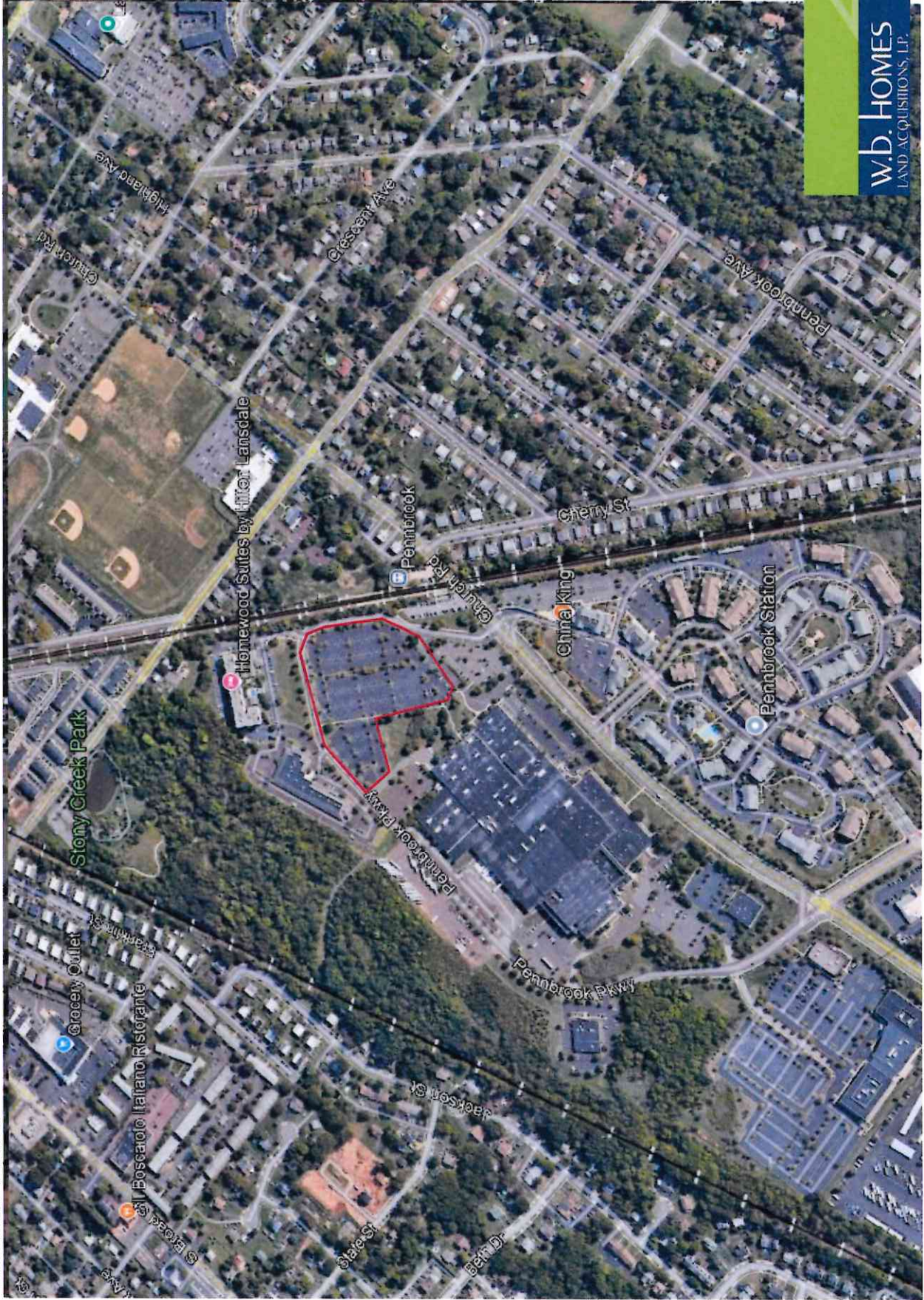
Applicant 51 Lansdale Ave. has requested a continuance.

The meeting was adjourned at 8:38 P.M. The next meeting of the Lansdale Borough Planning Commission is scheduled for **February 9, 2026**, at 7:30 P.M.

Respectfully,
Maria Lohan
Recording Secretary

One Vine Street
Lansdale, PA 19446
215.368.1691
WWW.LANSDALE.ORG

1180 Church Road



PROJECT NO.	240072
DATE	2025-03-04
CLIENT COMMENTS	
BY	ACM
PROJECT	240072
CALL	
DATE	
CLIENT COMMENTS	
BY	

CONCEPT PLAN A
 1150 CHURCH ROAD REDEVELOPMENT
 1150 CHURCH ROAD
 LANCASTER, PENNSYLVANIA
 ARCHITECT: W.A. HOKER
 DATE: 2025-02-11
 SHEET: CA 1



**PRELIMINARY
 NOT FOR CONSTRUCTION**
 THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT PURPOSES ONLY AND IS BASED ON CURRENT PUBLIC RECORDS. IT IS NOT TO BE USED FOR CONSTRUCTION.



A6 OVERALL TRACT
 NOT TO SCALE

**CHURCH ROAD
 (PUBLIC STREET)
 (VARIABLE WIDTH ROW)**

**PENNBROOK PARKWAY EAST
 (PRIVATE DRIVEWAY)**



PROPOSED TOD ORDINANCE AMENDMENT REVIEW - 2026

Existing TOD Ordinance	Proposed SP-TOD Amendment	Planning Review Feedback (John Kennedy Review 12/18/25)
Feature		
Applicable Tract Size	Minimum 20 acres	Considers SP-TOD appropriate for in-fill development on 5-10 acre parcels.
Max Density	12 dwelling units per gross acre	No specific objection noted for density in the summary provided.
Max Building Height	3 stories / 55 feet	No specific objection noted for height in the summary provided.
Permitted Housing Types	Detached, semidetached, duplex, townhouses, apartments	Notes "Stacked Townhomes" are appropriate for TOD in-fill.
Townhouse Width	Minimum 24 feet	Review acknowledges the revision to the minimum width.
Units per Row	Max 6 units (standard townhouses)	Reviews the addition of "stacked townhouses" to the description.
Mixed-Use Requirement	15% - 30% of tract must be nonresidential	Notes the project concept depicts 74 single-family attached dwellings.
Open Space / Amenities	Minimum 20% of tract; specific recreational requirements +1	Notes SP-TOD is intended for parcels where recreational requirements are impractical.
Village Green Size	Primary green: Min 25,000 sq. ft.; Others: Min 20,000 sq. ft. +1	No specific objection noted for green size in the summary provided.
External Road Setback	75 feet for buildings	No specific objection noted for setbacks in the summary provided.