



Borough of Lansdale
Planning Commission Minutes
February 10, 2020 – 7:30 PM
Lansdale Borough Hall-Council Chambers
One Vine St., Lansdale, PA 19446

- **Commissioners Present:**

Kevin Dunigan- Chairman
Mike Panachyda – Co Chairman
Sam Carlo - Absent
Chris Millheim
John Darab
John Chirico
Mike Beuke-Absent

- **Also, Present:**

John Kennedy, Lansdale Borough Planning Consultant
John Ernst, Borough Manager
John Milkos-Montgomery County Planning Commission
Robert J. Gundlach, Jr. Esq., Fox Rothschild Attorneys at Law
T. J. Miller, Stolz Management
Mike Kaszyski, Duffield Associates
Matthew Hammond, Traffic Planning and Design, Inc.
Meg Currie Teoh, Borough Council
Patrick Hitchens, Borough Solicitor

Mr. Dunigan called the meeting to order at 7:35 P.M. pledge of allegiance followed by a moment of silence.

Approval of Meeting Minutes:

Mr. Panacyda made a motion to approve the meeting minutes from January 20, 2020, Mr. Chirico seconded the motion. Decision unanimous *4 to 0*.

• **Applications and Presentations:**

Moyers Road Properties, Lenape Valley Engineering Sketch Plan:

The applicant has withdrawn from this evening's meeting. They are still working on some details to the sketch plan and expect to attend the March meeting.

• **New Business:**

Zoning Hearing Board Meeting February 18, 2020

- 411 Church Rd., - Subdivision into two lots; seeking relief for the required lot width and to construct a turnaround drive in front yard of each lot.
- 117 E. Hancock St., - *Applicant has requested a continuance until March*. Seeking relief for the size, height and distance between structures. Applicant proposes to place an Accessory Structure on a lot at the rear of an existing dwelling.

• **Old Business:**

Comprehensive Plan Update:

Letters have been submitted to the North Penn School District, Senator Mench, Representative Steve Malagari, MERCK along with contiguous municipalities for comment. No substantial comments have been received. Thank you to the Montgomery County Planning Commission for their guidance as well as the Task Force for their time.

Mr. Panachyda made the motion to recommend Lansdale Borough Council Adopt the Lansdale 2040 Comprehensive Plan. Mr. Chirico seconded the motion. Decision unanimous *4 to 0*.

1000 N Cannon Ave., Proposed Parking Text Amendment:

Mr. Gundlach addressed the Lansdale Borough Planning Commission regarding the Proposed Text Amendment for 1000 N. Cannon Ave. Presenting a concept plan, Mr. Kaszyski, Duffield Associates and the updated traffic study, Hammond, Traffic Planning and Design, Inc. Power point presented attached to this evening's minutes.

Mr. Hammond advised that they have not finalized the truck trips as the Planning Commission had requested at last month's meeting. Data is still being collected and analyzed. Results will be provided for further discussion and comments.

Review Letter dated February 07, 2019 (should be 2020) Montgomery County Planning Commission was discussed. Applicant response as follows:

- A- No objections
- B- Applicant advised will provide the information to the Borough, however not each time the use changes
- C- Applicant advised that they have done a very detailed study; possible that the County review received post this response, but Mr. Hammond is willing to visit additional sites
- D- No objections; Mr. Miller advised as a company policy they do not allow or utilize "off -site" parking
- E- (1) No objections
(2) Agree; pedestrian connections are planned
(3) areas are available; option such as underground stormwater management and deck parking available

Mr. John Kennedy's review letter dated February 06, 2020 was discussed. With the guidance this evening of the Borough Solicitor Mr. Hitchens, the Planning Commission is requesting that the applicant supply more clarification and revise the Draft Ordinance. The applicant will do so and return to the March Planning Commission meeting.

Downtown Business Overlay District; proposed text amendment.

Comments due back to Mr. Kennedy in time for the March meeting regarding the proposed amendment. As discussed at the January meeting; key concerns are putting measures in place to address density and to lower the maximum height of a building within 100 feet of a residential district.

Parking standards for mechanical/automated parking; proposed text amendment.

Comments due back to Mr. Kennedy in time for the March meeting regarding an amendment to allow and regulate mechanical and automated parking systems. Currently there is nothing in place to address automated systems.

• **Public Comment:**

There was no public comment this evening.

The meeting was adjourned at 8:59 P.M. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, March 16, 2020 at 7:30 P.M. Meeting will be held at One Vine St., Lansdale PA.

Respectfully,

Maria Lohan
Recording Secretary

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