



Borough of Lansdale
Planning Commission Minutes
May 18, 2020 – 7:30 PM
Via Zoom Meeting

- **Commissioners Present:**

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

- **Also, Present:**

John Kennedy, Lansdale Borough Planning Consultant
John Ernst, Borough Manager
Richard Lesniak, Fire Marshal/ Emergency Management Coordinator
Jason Van Dame, Building Code Official
Meg Currie Teo, Lansdale Borough Council
Mike Narowich, Montgomery County Planning Commission
John Milkos, Montgomery County Planning Commission
Ame S. Farrell, Kaplin Stewart Attorney at Law
T. J. Miller, Stolz Management
Mike Kaszyski, Duffield Associates
TammyRae Barr, Duffield Associates
Matthew Hammond, Traffic Planning and Design, Inc.
Owen Hyne, Remington & Vernick
Earl Armitage, Pennoni Associates

Mr. Dunigan called the meeting to order at 7:34 P.M.

Approval of Meeting Minutes:

Mr. Panacyda made a motion to approve the meeting minutes from February 10, 2020
Mr. Bueke seconded the motion. Decision unanimous 5 to 0.

• **Applications and Presentations:**

411 Church Rd., Minor Subdivision:

The applicant, Mr. David Caracausa requested to be removed from this evenings meeting. Applicant will be scheduled for the June 22 meeting.

1000 N. Cannon Ave proposed parking text amendment:

Mr. Kennedy provided the Lansdale Borough Planning Commission with the most recent updated Draft of the Proposed Parking Text Amendment. This proposal was reviewed by the solicitor and distributed to members via email prior to this evenings meeting. No additional comments were discussed.

Mr. Panacyda made a motion that the Lansdale Borough Planning Commission recommend that the Lansdale Borough Council should adopt the proposed Text Amendment as presented. Mr. Bueke seconded the motion. Decision unanimous 5 to 0.

1000 N. Cannon Ave -Land Development Application:

Applicants attorney Amee S. Farrell, Kaplan Stewart along representatives of Duffield Associates, Mike Kaszyski, Jr., TammyRae Barr, representative Matt Hammond of Traffic and Planning Design Inc along with Borough Staff reviewed and discussed the following review letters:

- Mr. John Kennedy, Lansdale Borough Planning Consultant review letter dated April 30, 2020
- Duffield Associates response letter Planner dated May 08, 2020
- Mr. Richard Lesniak's review letter dated December 31, 2019
- Duffield Associates response Fire Marshall letter dated May 08, 2020
- Remington & Vernick Review letter dated April 24, 2020

- Pennoni & Associates Review Letter dated April 27, 2020 and May 13, 2020
- Montgomery County Planning Commission letter dated March 19, 2020; received on 05, 18, 2020.
- Duffield and Associates letter dated May 08, 2020

The applicant is currently involved with Hatfield Township and a court case regarding Zoning. Ms. Farrell advised the case will be settled and the Township is required to hold a public hearing related to the zoning amendment. Currently the Borough of Lansdale is awaiting documentation and will review the outcome of the case with the Lansdale Borough solicitor.

The applicant and its consultants will be revising the plans and doing more research with respect to connectivity of the Liberty Bell Trail, revisiting the intersections located at W Eighth St and Moyers Rd along with W Eight St and Cannon Ave. Information from the Army Corp of Engineers regarding the existing site was not available for this evenings meeting. Applicant to provide for the Lansdale Borough Fire Marshal, resting flow rates and specs along with dimensions of fire trucks used for the plan.

Comments: Mr. Jason Smeland, Lenape Valley Engineering represents the property owner associated with property off W Ninth and Moyer Rd. Applicants most recent plans will be provided to Mr. Smeland.

- **New Business:**

No new business to report this evening.

- **Additional Business Items:**

- **Downtown Business Overlay District:**

Mr. Millheim made the motion that the Lansdale Borough Planning Commission recommend to Lansdale Borough Council approve the proposed amendments to Chapter 405 Article XXXV, titled "Downtown Business Overlay District:" amending Sections: 405-3500, 405-3504 and 405-3506 as written by the Borough Planning Consultant, John Kennedy. The proposed amendment titled: Downtown Business Overlay District Final Draft was distributed in an email dated 05/13/20 Mr. Panacyda seconded the motion. *Decision unanimous 5 to 0.*

Automated Parking Amendment

Mr. Millheim made the motion that the Lansdale Borough Planning Commission recommend to the Lansdale Borough Council approve the amendment to Chapter 405 Article XVII, titled "Off street parking and loading" adding a new section addressing automated and mechanical parking standards as written by Borough Planning Consultant, John Kennedy. The proposed amendment titled: Automated-Mechanical Parking Amendments was distributed in an email dated 05/13/20. Mr. Panachyda seconded the motion. Decision *unanimous 5 to 0*.

• **Zoning Hearing Board Meeting May 19, 2020, 7:00 PM Via ZOOM**

- 151 E. Mt Vernon St – seeking several variances, allowing unlotted development for duplex, setbacks, off street parking spaces
- 117 E Hancock St. – seeking relief for an accessory structure greater than 700 square feet, distance between structures and height.

• **Old Business:**

There was no old business to report this evening.

• **Public Comment:**

There was no public comment this evening.

The meeting was adjourned at 9:58 P.M. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, June 22, 2020 at 7:30 P.M. Meeting will be held at One Vine St., Lansdale PA.

Respectfully,

Maria Lohan
Recording Secretary

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