



Borough of Lansdale  
Planning Commission Minutes  
August 17, 2020 – 7:30 PM  
Via Zoom Meeting

- **Commissioners Present:**

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

- **Also, Present:**

John Ernst, Borough Manager – Late arrival  
Jason Van Dame, Building Code Official  
Richard Lesniak, Fire Marshal/Emergency Management Coordinator  
Patrick Hitchens, Borough Solicitor  
Meg Currie Teo, Lansdale Borough Council  
Mike Narcowich, Montgomery County Planning Commission  
Owen Hyne, Remington & Vernick  
Earl Armitage, Pennoni Associates  
Amee Farrell, Kaplin Stewart Attorneys at Law  
Matthew Hammond, P.E., Traffic Planning and Design, Inc  
Mike Kaszyski, Jr., P.E., Duffield Associates  
T. J. Miller, North Penn Holdings c/o Stoltz Management Co  
Jason Smeland, Lenape Valley Engineering  
Mike Rosen, Rosen Architects P. C.  
Dr. Ross Ziegler, Property Owner  
M. Joseph Clement, Esq., Wisler Pearlstine, LLP  
Doug Horgan, Botany Shoppes LLC

Mr. Dunigan called the meeting to order at 7:33 P.M.

**Approval of Meeting Minutes:**

Mr. Panachyda made a motion to approve the meeting minutes from July 20, 2020  
Mr. Chirico seconded the motion. Decision unanimous *6 to 0*.

• **Applications and Presentations:**

**1000 N. Cannon Ave – Conditional Use Application:**

Attorney Ameer Farrell, Kaplin Stewart addressed the Lansdale Borough Planning Commission this evening regarding the Conditional Use Application for 1000 N. Cannon Ave. The applicant has demonstrated that the proposed parking reduction request for the project is adequate to service the anticipated use for the property. Mr. Matthew Hammond's Parking Evaluation was submitted with the Conditional Use Application as required. Mr. John Kennedy, Lansdale Borough Planning Consultant and Mr. Earl Armitage, Pennoni Associates both support Mr. Hammond's Parking Evaluation dated July 07, 2020.

The Pennoni Associates review letter dated August 17, 2020 still has the item of the Traffic Impact Study as outstanding, but it is being revised to address the applicant agreeing to having a traffic signal at W. Eighth St and Moyers Rd. Response regarding the Truck Route Exhibit is also outstanding. Truck route and signage will all be tied together as part of this change. Signage will need to be continually monitored with respect to the "End-Users" for the project. Applicant will continue to work with Pennoni Associates to address outlined conditions and bring the requested items into compliance.

At the July 15, 2020 Lansdale Borough Council meeting, the Council adopted Ordinance 1939 which amends the parking requirement reduction by a Conditional Use Hearing.

There was no public comment this evening.

Mr. Carlo made a motion to recommend to Lansdale Borough Council recommending the approval of a Conditional Use Application for 1000 N. Cannon Ave per the following:

- Applicant to address/complete the conditions outlined in the Pennoni Conditional Use review letter dated August 17, 2020
- Hatfield Township rezones parcels from current Residential District to Light Industrial District. (Meeting Scheduled August 26, 2020 @ 7:30 PM)

- Compliance with the Remington & Vernick Review Letter dated August 10, 2020, Sixth Review
- Compliance with the Remington & Vernick Conditional Use review letter dated July 23, 2020.
- Compliance with Planning Consultant John Kennedy review letter dated August 14, 2020.
- Compliance with Fire Marshal review letter dated August 12, 2020, revised August 14, 2020 to include a successful water flow test from North Penn Water Authority.
- Compliance with Lansdale Borough Planning Consultant, Review/Memo dated August 12, 2020

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

**1000 N. Cannon Ave -Preliminary and Final Land Development:**

Discussion this evening addressed that the applicant has agreed to signalization at the intersection of W. Eighth St. and Moyers Rd. Lansdale Borough Engineer and the applicants Traffic Engineer will continue to do analysis of truck routes and signage and monitor if improvements to intersections will need to be made.

Applicant will be working with the Lansdale Borough Fire Marshal regarding signage, fire lanes, Fire Department connection and hydrant locations along with a water flow test as addressed in the review letter dated August 12, 2020 revised August 14, 2020.

Applicant has agreed to the completion of the Ninth Street Extension as well as the improvements to the Liberty Bell Trail. These items are shown on the plans dated 07/17/2020.

Mr. Carlo made a motion recommending that Lansdale Borough Council approve the Preliminary and Final Land Development Plans for the project 1000 N. Cannon Ave. per the following:

- Lansdale Borough Council approves the Conditional Use Application
- Applicant to comply with plans submitted and approved; dated 07/17/2020
- Applicant to address/complete the conditions outlined in the Pennoni Conditional Use review letter dated August 17, 2020
- Hatfield Township rezones parcels from current Residential District to Light Industrial District. (Meeting Scheduled August 26, 2020 @ 7:30 PM)
- Compliance with the Remington & Vernick Review Letter dated August 10, 2020, Sixth Review

- Compliance with the Remington & Vernick Conditional Use letter dated July 23, 2020.
- Compliance with Planning Consultant John Kennedy review letter dated August 14, 2020.
- Compliance with Fire Marshal review letter dated August 12, 2020, revised August 14, 2020 to include a successful water flow test from North Penn Water Authority.
- Compliance with Lansdale Borough Planning Consultant, Review/Memo dated August 12, 2020

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

**Requested waiver items:**

Applicant has requested the waiver of the following items:

Section 347-425.A.1 - to not provide on island planting every ten spaces:

*Lansdale Borough Planning Consultant supports waiver request*

Section 415.A.1 – to not provide sidewalk on the south side of Ninth Street

Between Kenilworth Ave and the Railroad:

*Lansdale Borough Planning Consultant supports waiver request*

Section 422.E – to provide less than a 2% slope on the basin bottoms:

*Lansdale Borough Engineer supports this waiver request*

No additional comments this evening.

Mr. Carlo made a motion to recommend that the Lansdale Borough Council approve the following Waiver Items with regards to the Preliminary and Final Land Development for the project 1000 N. Cannon Ave. Waiver items requested are:

- 347-425. A.1 - to not provide on island planting every ten spaces
- 415.A.1 - requirement to provide sidewalks on south side of W. Ninth St
- 422.E- requirement to provide a minimum grade of 2% slope on the basin bottom

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

**512 Green St.- Land Development Plan:**

At the applicant's request, they've been removed from this evening's agenda.

**43 W. Third St.-Final Land Development Plan:**

Applicant is returning to the Lansdale Borough Planning Commission seeking Final Land Development approval for the project at 43 W. Third St. Proposed is a six story 204 apartment building to include several amenities and an Automated Parking Attendant. Applicant proposes to consolidate six lots into one parcel. The existing structure will be demolished. Engineer Mr. Smeland advised they are ready for final approval.

Discussion this evening will require the applicant to work on a fire safety plan and that this will be an ongoing discussion with the Fire Marshal. Applicant will be required a Pre-fire meeting to discuss how a fire would need to be fought while the structure is under construction. Concern for the possibility of a potential fire hazard and the ability it can spread quickly while effecting surrounding properties will be addressed.

Currently there is a structure remaining at the site. Due to ongoing safety issues including repeat calls requiring the Lansdale Police Department to respond, it is requested the site be cleared.

The Borough of Lansdale and the applicant plan to discuss with the Solicitor addressing the possibility of an easement for the geothermal wells. Applicant advises there is not enough property available for them to place the wells on their site.

Applicant is seeking one waiver and that is to amend the "street trees" along Walnut St. This waiver request is due to an existing water line. Planning Commission members support this waiver and that 4 trees be placed elsewhere in the Borough.

For next month's meeting the Borough of Lansdale will request the attendance of Mr. Lee Lazarus Traffic Consultant. Mr. Lazarus will provide comments regarding the Automated Parking Garage.

- **New Business:**

- **320 Madison St – Conditional Use Application:**

- Mr. Joe Clement of Wisler Pearlstine representing Mr. Horgan, Botany Shoppes, LLC addressed the Lansdale Borough Planning Commission this evening. Applicant requests an approval for a Conditional Use Application. The applicant proposes the conversion of vacant commercial tenant space and proposes six apartment units. This conversion is permitted by a Conditional Use and will conform to the regulations in the Downtown Business Overlay District. Building square footage is less than 20,000 and therefore no off-street parking required. Finally, the proposed use will not have an adverse effect or propose an unduly burden.

- Lansdale Borough Planning Consultant Mr. John Kennedy reviewed the application submitting a Memo dated July 22, 2020.

Mr. Mike Panachyda will abstain from the vote; plans submitted for review dated 07/01/2020 prepared by Michael J. Panachyda Architect.

Mr. Bueke made the motion that the Lansdale Borough Planning Commission recommend that Lansdale Borough Council approve a Conditional Use Application for 320 Madison St. Mr. Carlo seconded the motion. Decision unanimous 5 to 0. *Mr. Panachyda abstained.*

**320 Madison St – Request to Waive Land Development:**

The proposed project does not expand or alter the footprint of the existing structure and no additional impervious coverage will be added to the site. Building is fully sprinklered. Applicant accepts that the Fire Marshal's review as a condition of this waiver request.

Mr. Bueke made the motion recommending that the Lansdale Borough Council approve the Request to Waive Land Development for 320 Madison St. Mr. Millheim seconded the motion. Decision unanimous 5 to 0. Mr. Panacyda abstained.

• **Other Business:**

Mr. Narcowich of the Montgomery County Planning Commission provided the Lansdale Borough Planning Commission data as requested with regards to Affordable housing.

The Lansdale Borough Comprehensive Plan has been newly adopted. There is discussion regarding an amendment to possibly add a statement regarding affordable housing. Since the document was newly received, the Planning Commission members will be reviewing, and comments/questions can be forwarded to Mr. Narcowich.

• **Public Comment:**

There was no public comment this evening.

The meeting was adjourned at 9:16 P.M. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, 27 2020 at 7:30 P.M.

Respectfully,

Maria Lohan  
Recording Secretary

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