



Borough of Lansdale  
Code Enforcement and Land Planning Committee  
Minutes  
August 5, 2020 6:15 PM  
Via Zoom Meeting  
Chairperson: Rich DiGregorio

- **In Attendance:**

Rich DiGregorio -Chairman  
Bill Henning  
BJ Breish  
Jason Van Dame, Building Code Official  
John Kennedy, Land Planner Borough of Lansdale  
Rick Lesniak, Fire Marshal/Emergency Management Coordinator  
Earl Armitage, Pennoni Associates Borough Traffic Engineer  
Amee Farrell/Kaplan 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  
M. Joseph Clement, Esq., Wisler Pearlstine, LLP  
Doug Horgan, Botany Shoppes, LLC

Mr. DiGregorio called the meeting to order at 6:17 P.M.

**Approval of Meeting Minutes:** Mr. DiGregorio made the motion to approve the meeting minutes from July 01, 2020. Mr. Henning seconded the motion. Decision unanimous *3 to 0*.

- **Committee Business Items:**

**Adopt Ordinance to amend Chapter 405-Downtown Business Overlay District:**

The Lansdale Borough Planning Commission has recommended an amendment to the Downtown Business Overlay District. The amendment will address density in this district, and maximum building height of a structure within 100 feet of a residential property. This amendment is scheduled for a public hearing Wednesday September 16, 2020 at 7:00 PM.

**Adopt Ordinance to amend Chapter 405– Off Street Parking and Loading, amendment Automated & Mechanical Parking:**

The Lansdale Borough Planning Commission has recommended an amendment to the existing code and adding a new section which will allow the Borough to address automated and mechanical parking standards. This amendment is scheduled for a public hearing Wednesday September 16, 2020 at 7:00 PM.

**1000 N. Cannon Ave-Conditional Use Application approval:**

The applicant appeared before the Lansdale Borough Council and received approval for a Text Amendment to the existing parking requirements in the Industrial District. Applicant was able to provide detailed facts that our parking requirements were outdated. A Conditional Use Hearing is required to reduce parking on an Industrial site. This Conditional Use hearing is scheduled for Wednesday September 16, 2020 at 7:00 PM.

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

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. Results of the required water flow test completed on August 28, 2020 will be addressed as per the Planning Commission condition to this approval.

Applicant has agreed to the completion of the Ninth Street Extension as well as the improvements to the Liberty Bell Trail.

Mr. Breish made the motion that the Lansdale Borough Council grant Preliminary and Final Land Development approval as per the recommendation of the Lansdale Borough Planning Commission. Mr. Henning seconded the motion. Decision unanimous 3 to 0.

**1000 N. Cannon Ave – Waivers Requested for Land Development:**

Applicant has requested the waiver of the following items:

Section 347-425.A.1 - to not provide an 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*

Mr. Breish made the motion that the Lansdale Borough Council grant the requested Waiver for Preliminary and Final Land Development approval as per the recommendation of the Lansdale Borough Planning Commission. Mr. Henning seconded the motion. Decision unanimous 3 to 0.

**320 Madison St – Recommend Council Prepare and Advertise a Conditional Use Hearing for Residential use in the Downtown Business Overlay District:**

Applicant requests an approval for a Conditional Use Application. The applicant proposes the conversion of vacant commercial tenant space and proposes four 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 is required.

Mr. Breish made the motion that Lansdale Borough Council Prepare and Advertise a Conditional Use Hearing for residential use in the Downtown Business Overlay District at the October, 2020 Lansdale Borough Council Business Meeting. Mr. Henning seconded the motion. Decision unanimous *3 to 0*.

**320 Madison St. – Waiver of 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 and the entire building is fully sprinklered. The applicant will follow the Fire Marshal's review as a condition of this waiver request. Planning Commission supports the applicants request for this project and did so while it was presented originally as 6 units and now the applicant has reduced units to be a total of 4.

Mr. Henning made the motion that the Lansdale Borough Council approve the applicants request for a Waiver of Land Development for the proposed project at 320 Madison St. This waiver request has been recommended by the Planning Commission. Mr. Breish seconded the motion. Decision unanimous *3 to 0*.

- **Department Activity:**

**Permits and new businesses:**

Due to COVID19 apartment inspection process has been suspended. Units are only inspected in the event there is an issue, or a new apartment needs a license.

Department activity continues to be high. The only month there was a slow down was in April during the pandemic. Mr. Van Dame contributes the continued flow of permits due to the street projects the Borough has been working on, the building of Phase III for Andale Green as well as property owners doing improvements to their existing residence.

- **New Business:**

41 N. Richardson Ave – Zoning Hearing Board Meeting September 15, 2020 at 7:00PM. Business is changing ownership; but staying in the family. Applicant intends to continue the same use of residential and commercial. Seeking a determination of lawful pre-existing, non-conforming use due to that both the existing yet expanded plumbing business and residence have operated and continuously for 29 years.

- **Old Business:**

- **Online permitting - update:**

Online permitting is on hold due to Energov has not completed its conversion. Working with staff to make permitting available from our website. Testing will continue and Mr. Ramey is looking for a credit card vendor for online services.

- **Commercial Fire and Safety Inspections – update:**

Mr. Richard Lesniak, Emergency Management Coordinator/Fire Marshal plans to present next month a report detailing his comprehensive list of the Fire & Safety Inspection Program.

- **Public Comment:**

Resident questioned if a certificate of insurance is required when submitting a permit?

*Certificate of insurance is required and especially if a homeowner is acting as their own applicant/contractor. This is to be provided when an application is submitted.*

The meeting was adjourned at 7:16 PM. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, October 07, 2020 via a Zoom Meeting. Details for meeting time and log in please check the website: [www.lansdale.org](http://www.lansdale.org).

Respectfully,  
Maria Lohan  
Recording Secretary

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