



Borough of Lansdale
Planning Commission Minutes
September 21, 2020 – 7:30 PM
Via Zoom Meeting

- **Commissioners Present:**

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

- **Also, Present:**

John Ernst, Borough Manager
John Kennedy, Lansdale Borough Planning Consultant
Jason Van Dame, Building Code Official
Richard Lesniak, Fire Marshal/Emergency Management Coordinator
Meg Currie Teo, Lansdale Borough Council
Mike Narcowich, Montgomery County Planning Commission
Owen Hyne, Remington & Vernick
Earl Armitage, Pennoni Associates
Jason Smeland, Lenape Valley Engineering
Jon Posen, Property Owner
Mike Rosen, Rosen Architects P. C.
Dr. Ross Ziegler, Property Owner
Lee Lazarus, Chief Executive Officer, A.P.T. Technologies, LLC
Ian Todd, Westfalia Technologies, Inc.
John Hauck, Property Owner

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 August 17, 2020

Mr. Chirico seconded the motion. Decision unanimous *5 to 0*.

- **Applications and Presentations:**

512 Green St- Land Development Plan:

Applicant is returning to the Planning Commission seeking Preliminary and Final Land Development approval. Applicant proposes to subdivide the existing parcel into two lots. The existing residence will remain on one lot and proposed is a 4-unit quadruplex on the other lot. This proposed unit will have frontage on Green St. Attached to this evenings minute is the power point presentation.

Mr. Jason Smeland on behalf of Mr. Posen returned to the Lansdale Borough Planning Commission to address a few items that were outstanding from the June meeting.

Mr. Smeland advised that final review of the required replacement trees is a total of 23. The applicant will provide the Borough a fee-in-lieu of for these plantings.

Provided to the applicant is a letter from the Borough with the recommendation to maintain the 4-foot-wide sidewalks at this location.

The applicant has agreed to comply with all review letters and recommendations.

There was no public comment this evening regarding this project.

Mr. Millheim made the motion that Lansdale Borough Planning Commission recommend that Borough Council grant Preliminary Final and Land Development to the project at 512 Green St. subject to the following five (5) conditions.

1. Compliance with the Land Development Plan prepared by Lenape Valley Engineering dated: April 28, 2020 and last revised: July 30, 2020.
2. Compliance with the Engineering review letter by Remington & Vernick dated: August 10, 2020.
3. Compliance with the Planning review letter by John Kennedy dated: August 10, 2020.
4. Compliance with the Traffic review by Pennoni Associates dated: June 03, 2020.
5. Compliance with the Fire Marshal's review letter dated: August 11, 2020 and updated in red: September 14, 2020.

Mr. Bueke seconded the motion. Decision unanimous 5 to 0.

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. Project includes a proposed automated parking garage consisting of 272 parking spaces. At last month's meeting the applicant was advised to work on a fire safety plan to address the potential fire hazard in relation to the Automated Parking. Attached to this evenings minute is a copy of the applicants proposed automated parking diagram.

Present this evening are Mr. Lee Lazarus, A.P.T. Technologies and Mr. Ian Todd, Westfalia Technologies. Discussion this evening addressed the applicant's presentation regarding the Automated Parking System and building layout concerns. Results of a staff meeting the applicant has provided a reduction of front tandem parking space size to 14' 3" so they can provide a three (3) foot wide access aisle for fire fighters, stairs to gain access to the lower levels and standpipes with hose connections at each level. Two ADA parking spaces will be relocated to the ground floor from the basement level.

Discussion this evening addressed the concerns of the Borough regarding the Automated Parking with respect to performance and that the Automated Parking Garage will provide adequate parking accommodations. A concern the Borough has is that tenants will be able to utilize the system and will refrain from parking on Borough Streets. The applicant is confident the system will function sufficiently and advised it can be modified to accommodate the developer's needs. Applicant has agreed to an evaluation as to the performance.

The applicant has requested a waiver of street trees due to a conflict with a water line. Trees were proposed to be located on Walnut St.

The applicant has decided not to use geothermal wells as previously planned. A sewer heat exchange system will be planned instead.

There was no public comment this evening regarding this project.

Mr. Millheim made the motion that the Lansdale Borough Planning Commission recommend Lansdale Borough Council grant Final Land Development approval to the development project at 43 W. Third St., Walnut Station (AKA Walnut Crossing) subject to the following 8 conditions.

1. Compliance with the Land Development Plan prepared by Lenape Valley Engineering dated: November 20, 2019 and last revised: September 15, 2020.

2. Compliance with the Architectural plans titled Automated Parking Diagrams Prepared by Progressive AE, (Architects) and dated September 18, 2020. In addition, the Applicant will provide 1.5 parking spaces per dwelling units on site, in refining the design of the building any amount less than 1.5 spaces per unit will require an adjustment in the total number of units to conform to that standard.
3. Compliance with the review letter from the Fire Marshal dated September 8, 2020. In addition, the Fire Marshal shall review and approve building plans prior to the issuance of a building permit and a Use and Occupancy Permit; and the applicant/builder shall develop a Fire Prevention Program both during construction and post development.
4. Compliance with the Traffic review letter by Pennoni Associates dated August 31, 2020.
5. Compliance with the Planning review letter by John Kennedy dated August 10, 2020. In addition, it is noted that a sewage heat exchange system shall be used in place of the geothermal well system; and the 4 street trees that conflict with the existing water main along Walnut St will be provided elsewhere on the site, or a fee in lieu of these trees will be provided.
6. Compliance with the Engineering review by Remington & Vernick dated August 7, 2020.
7. Compliance with the Conditional Use Decision and Order dated: June 03, 2020.
8. Compliance with the following Parking System/Building Layout issues discussed at September 17, 2020 staff meeting:
 - a. Reduction of front tandem parking space size in the automated parking system to accommodate compact cars at 14'-3" depth to facilitate a 3-foot access aisle for fire fighters.
 - b. Addition of scissor stairs to gain access to lower levels P1 and P3 for fire access, as well as the provision of standpipes with hose connections at each level within the automated parking system for the fire fighters.
 - c. Substitution of the concrete floor to a solid metal grate floor at aisles within the parking system to facilitate 6'-2" and 6'-8" clearances between levels.
 - d. Drains are/will be provided at the end of each sloped parking level to capture gasoline and oil in the previously provided oil trap and filtration system located at level P4. The oil trap will be enlarged as needed to accommodate gasoline/oil and water capture concerns.
 - e. The relocation of two ADA parking spaces from the basement to the Ground Floor level.
 - f. One year, and/or after 90% or greater occupancy, agreement by the developer to commit to evaluation of the performance of the Automated Parking System and if necessary modify the system to address issues related to wait times associated with the retrieval/parking of tenant spaces.

Mr. Panacyda seconded the motion. Decision unanimous 5 to 0.

117 E. Hancock St – Minor Land Development:

Mr. Jason Smeland was present on behalf of the applicant Mr. John Hauck, owner of Hauck's Garage. The applicant proposes to construct a 5,000 square foot garage to store Tow Trucks and storage purposes. Stormwater management will also be addressed for this project. Attached to this evening minute is the power point presentation.

The applicant appeared before the Lansdale Borough Zoning Hearing Board on May 19, 2020 and received zoning relief. Conditions of the Decision and Order from the May meeting are outlined in Mr. Kennedys review letter dated August 19, 2020.

Review letters were not discussed in their entirety; yet Mr. Smeland advised most items are a will comply. Several items such as stormwater, stormwater easement, plantings along with Fire Marshal concerns will be addressed. Mr. Van Dame will do a site visit and report on the condition of the existing curb and sidewalks.

- **New Business:**

For this evening, no new business to report.

- **Other Business:**

- **Affordable Housing Statement:**

- Discussion this evening reviewed the Memo from Mr. Narcowich of the Montgomery County Planning Commission. The Lansdale Borough Planning Commission requests that Mr. Ernst work with staff and establish a web page on our official Borough Website for the community with regards to this topic.

- **Public Comment:**

There was no public comment this evening.

The meeting was adjourned at 9:30 P.M. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, October 19, 2020 at 7:30 P.M.

Respectfully,

Maria Lohan
Recording Secretary

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