



Borough of Lansdale
Code Enforcement and Land Planning Committee
Minutes
October 7, 2020, 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
M. Joseph Clement, Esq., Wisler Pearlstine, LLP
Mike Rosen AIA, LEED AP ND, Progressive AE
Jason Smeland, Lenape Valley Engineering
Dr. Ross Zeigler, Property Owner
Lee Lazarus, Chief Executive Officer, A.P.T. Technologies, LL
Ian Todd, Westfalia Technologies, Inc.
Jon Pose, Property Owner

Mr. DiGregorio called the meeting to order at 6:21 P.M.

Approval of Meeting Minutes: Mr. Henning made the motion to approve the meeting minutes from September 02, 2020. Mr. DiGregorio seconded the motion. Decision unanimous *3 to 0*.

- **Committee Business Items:**

320 Madison St – Conditional Use Hearing – Waiver of Land Development:

Mr. Joe Clement of Wisler Pearlstine representing the applicant Botany Shoppes, LLC addressed the Code Committee. Applicant appeared before the Lansdale Borough Planning Commission on August 17, 2020 and received a recommendation for a Conditional Use Hearing that will take place before the Lansdale Borough Business Meeting on Wednesday October 21, 2020.

Applicant proposes to convert business space into four residential units, and this conversion does conform to the regulations in the Downtown Business Overlay District. Building square footage is less than 20,000 square feet therefore no off-street parking is required. Applicant will continue to coordinate all fire safety and fire regulations with the Mr. Lesniak, Lansdale Borough Fire Marshal. The proposed

project does not expand the footprint of the building and no additional impervious coverage will be added to the site. Due to this situation, the Planning Commission has recommended a waiver of Land Development for this project.

Mr. Henning made the motion that the Lansdale Borough Council grant a Waiver of Land Development for the project at 320 Madison St as per the recommendation of the Lansdale Borough Planning Commission. Mr. Breish seconded the motion. Decision unanimous 3 to 0.

43 W. Third St- Walnut Station-Final Land Development:

Mr. Jason Smeland, Lenape Valley Engineering representing the applicant Dr. Ross Ziegler addressed the Code Committee. Applicant has appeared before the Lansdale Borough Planning Commission numerous times and has worked with staff and consultants to address comments and concerns regarding the project. Mr. Smeland stated at this point in the project any outstanding concerns will be addressed during the building plan review process. The applicant will develop a Fire Protection Program both during construction and post development.

At the September 21, 2020 Planning Commission meeting the applicant advised they would be replacing the proposed use of Geothermal Wells with an alternative Sewer Heat System. A fee-in-lieu-of for replacement trees at a cost of \$325.00 per tree will be provided to the Borough as there are four trees the applicant is unable to place on the site due to an existing water line. Water flow testing confirms there is a significant amount of water flow to meet the fire flow demands. The applicant will comply with all review letters and recommendations.

Mr. Breish made the motion that the Lansdale Borough Grant the requested Final Land Development approval for project at 43 W. Third St. as per the recommendation of the Lansdale Borough Planning Commission. Mr. Henning seconded the motion. Decision unanimous 3 to 0.

512 Green St. – Minor Land Development, Preliminary and Final Land Development Approval:

Mr. Jason Smeland, Lenape Valley Engineering representing the applicant Mann Properties and the property owner Mr. Jon Posen addressed the Code Committee.

Applicant proposes to subdivide the existing parcel into two lots. The existing residence will remain on one lot and proposed is a sprinklered 4-unit quadruplex on the other lot. The proposed unit will have frontage on Green St. and have alley access. Stormwater controls for the site have been addressed. The applicant will comply with all review letters and recommendations.

At the September 21, 2020 Planning Commission meeting the applicant advised they were provided a letter from the Borough addressing they may continue with the four-foot sidewalk widths and not five as the SALDO recommends. Due to the existing site

conditions the required replacement trees will not fit on this site. The applicant will provide the Borough a fee-in-lieu of for these plantings at \$325.00 per tree for a total of 23 trees.

Mr. Breish made the motion that the Lansdale Borough Council grant Preliminary and Final Land Development approval for the project at 512 Green St. as per the recommendation of the Lansdale Borough Planning Commission. Mr. Henning seconded the motion. Decision unanimous *3 to 0*.

315 W Main St – Conditional Use Hearing:

Present this evening, Mr. Daniel DeCastro property owner of 315 W. Main St. Applicant has submitted a Conditional Use application to renovate the interior and exterior of the building and add four residential units above the ground floor commercial space. The applicant will appear before the Lansdale Borough Planning Commission on Monday October 19, 2020 at 7:30 PM via a Zoom Meeting. Conditional Use Hearing will be held before the Council Business Meeting November 18, 2020.

Mr. Henning made the motion that the Lansdale Borough Council Prepare and Advertise a Conditional Use Hearing for the application of 315 W. Main St. Mr. Breish seconded the motion. Decision unanimous *3 to 0*.

Developers Agreement/Replacement Trees – Informational:

As this evenings meeting demonstrates, a “fee-in-lieu of” has been requested by the Planning Commission when a developer has a site requiring replacement trees, but the site can not accommodate. Moving forward, as part of the Developers Agreement a separate fund will be required in this situation. This will allow the Borough to save on the Budget and add place trees where needed in the Borough. The Planning Commission will be required to review and evaluate any request for the placement of Borough trees.

- **Planning Commission Activity:**

- 117 E. Hancock St – Mr. John Hauck property owner proposes to add a commercial storage building for storage purposes.

- **Department Activity:**

- Permits Activity:**

- Department activity continues to be high. For the month of September, the department accepted 109 applications and issued 108 permits.

- Mr. Mark Highley will be leaving the Department. Wishing him well in his endeavors. With his resignation, there will be an open position in the Department for a Building Code Official.

- **New Business:**

The meeting will be cancelled as there no application(s) have been received.

- **Old Business:**

- **Online permitting - update:**

Online permitting is on hold due to Tyler Technologies security breach.

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

Mr. Richard Lesniak, Emergency Management Coordinator/Fire Marshal working with staff using Energov to create inspection reports. Currently, this is on hold as well.

- **Public Comment:**

Resident questioned if a permit is required for walkways?

The Borough does not regulate walkways but does regulate public access for curbs and sidewalks.

How does the Borough issue a permit for fences or a deck if they do not survey a property?

Once a permit is submitted, the review is based on the code evaluation. The property owner is responsible for providing the dimension of their property.

The meeting was adjourned at 7:15 PM. The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, November 04, 2020 via a Zoom Meeting. Details for meeting time and log in please check the website:

www.lansdale.org.

Respectfully,
Maria Lohan
Recording Secretary

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