



Borough of Lansdale
Planning Commission Minutes
January 20, 2020 – 7:30 PM
Lansdale Borough Hall-Council Chambers
One Vine St., Lansdale, PA 19446

- **Commissioners Present:**

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

- **Also, Present:**

John Kennedy, Lansdale Borough Planning Consultant
John Ernst, Borough Manager
Mike Narowich-Montgomery County Planning Commission
Robert J. Gundlach, Jr. Esq., Fox Rothschild Attorneys at Law
T. J. Miller, Stolz Management
Mike Kaszyski, Duffield Associates
Matthew Hammond, Traffic Planning and Design, Inc.
Meg Currie Teoh, Borough Council

Mr. Dunigan called the meeting to order at 7:40 P.M. pledge of allegiance followed by a moment of silence.

- **Reorganization of Planning Commission:**

Mr. Ernst addressed the Planning Commission members seeking a nomination for Chairman for the new year. Mr. Panacyda nominated Mr. Dunigan as Chairman of the Lansdale Borough Planning Commission and Mr. Darab seconded the motion. Decision unanimous *6 to 0*.

Mr. Carlo nominated Mr. Panacyda as Co-Chairman of the Lansdale Borough Planning Commission and Mr. Darab seconded the motion. Decision unanimous *6 to 0*.

Mr. Ernst introduced Councilwoman Meg Currie Teoh to the Planning Commission. Welcome Meg and thank you for joining the Planning Commission.

Approval of Meeting Minutes:

Mr. Panacyda made a motion to approve the meeting minutes from December 16, 2019, Mr. Chirico seconded the motion. Decision unanimous *6 to 0*.

- **Applications and Presentations:**

1000 N. Cannon Ave proposed parking text amendment - Informational:

Mr. Gundlach, Jr., Fox Rothschild addressed the Lansdale Borough Planning Commission this evening seeking feedback regarding the attached proposed text amendment to address parking and for the proposed Industrial building expansion. The applicant has submitted a formal Land Development application and several review letters have been distributed from the Borough professionals.

Mr. Matthew Hammond, Traffic Planning and Design, Inc. reviewed the existing site and parking counts data, the components they propose to be on site, the parking demands, and the methodology used supporting the additional parking data This information was obtained from local sites similar in to the 1000 N. Cannon Ave project.

Discussion this evening addressed a truck traffic plan and the review of intersections which may require improvements, the connectivity and expansion of West Ninth St to Cannon Ave and Moyers Rd., Applicant advised that the tenants for this project will be regulated by Stoltz Management.

Mr. Gundlach and Mr. Hammond advised that applicant will revise the traffic study, and submit revision to Pennoni Associates as well as the Borough. Additionally, the

applicant will provide information on the number of trucks entering and existing the site, a truck plan as well as a pedestrian plan.

Mr. Kennedy advised his review is forthcoming and that the applicant should consider making a formal submission of the proposed Ordinance to the County (ACT 247). Mr. Kennedy has also advised that an application to the Zoning Hearing Board be submitted seeking relief for the building and parking setback requirements along the border with Hatfield Township.

Public Comment: Audience requested to know who is responsible for the improvements to streets or intersection for this project. *The applicant will be responsible for these improvements.*

- **New Business:**

- **Downtown Business Overlay District; proposed text amendment**

A review of the Downtown Business Overlay District recently conducted by staff indicated it may be beneficial to modify some of the regulations. For this evening Mr. Kennedy introduced a proposed amendment for the Planning Commission members to consider. The key concerns being addressed are the measures to address density and lower the maximum height of a building within 100 feet of a residential district.

- **Parking standards for mechanical / automated parking; proposed text amendment**

This amendment will allow regulation for the use of mechanical and automated Parking systems with the suggestion it occur by a Conditional Use. At this time there is nothing in place to address automated systems.

- **Zoning Hearing Board Meeting January 21, 2020 Lansdale Cemetery**

Seeking relief to allow a fence in a front yard and a variance required to allow fence location less than two feet from a sidewalk and less than ten feet from a curb.

- **Old Business:**

- **Comprehensive Plan Update:**

Letters have been submitted to the North Penn School District, Senator Mench, Representative Steve Malagari, MERCK along with contiguous municipalities for comment.

- **Public Comment:**

There was no public comment this evening.

The meeting was adjourned at 9:42 P.M. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, February 10, 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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