



Borough of Lansdale  
Code Enforcement and Land Planning Committee  
Minutes  
February 05, 2020 6:30 PM  
Lansdale Borough Hall-Conference Rm 201B  
One Vine St., Lansdale, PA 19446  
Chairperson: Rich DiGregorio

- **In Attendance:**

Rich DiGregorio -Chairman

Bill Henning

BJ Breish

Jason Van Dame, Building Code Official

Rick Lesniak, Fire Marshal/Emergency Management Coordinator

Jason Smeland, Lenape Valley Engineering

Thomas W. Schneider, Director of Facilities and Operations NPSD

The meeting was held at One Vine St., Lansdale, Pa. Mr. DiGregorio called the meeting to order at 6:31 P.M. Mr. Breish made a motion to approve Meeting Minutes from the December 04, 2019 Code Enforcement and Land Planning Committee meeting. Mr. Henning seconded the motion. Decision unanimous *3 to 0*.

- **Committee Business Items:**

- **316 W. Seventh St-Mattero's Junkyard License**

- The annual renewal is due for Mattero's to operate a Junkyard in the Borough. The fee has been collected.

- Mr. Henning made the motion to approve the operation of Joe Mattero's Recycling Inc. located at 316 W. Seventh St. Mr. Briesh seconded the motion. Decision unanimous *3 to 0*.

- **43 W. Third St., Walnut Crossing-Preliminary Land Development**

- Present this evening, Mr. Jason Smeland, Lenape Valley Engineering reviewing the project at 43 W. Third St. Project has been presented to the Planning Commission since 2017. A 204-unit multi- family, six story building with amenities such as a pool, bike repair shop is proposed along with a parking garage. Proposed parking garage will be located at ground level as well as below grade featuring an automated parking system. The proposed automated parking system is unique to the Borough and has raised questions and concerns. Applicant has presented to the Borough a design by

Westfalia and a trip will be planned for a site visit to an existing facility utilizing an automated parking garage.

In additions to the public meetings, the applicant has meet with staff as well as the neighbor to discuss this project. Applicant has acquired six contiguous properties which has improved the proposed building design and layout. Applicant was granted a variance February 21, 2017 allowing residential use on the first floor and a reduction in the required number of parking spaces. Applicant has been through two Conditional Use hearings, the latest occurring April 24, 2019.

Applicant has complied with all comments in the review letters from Mr. John Kennedy, Lansdale Borough Planning Consultant, Borough Engineer Remington and Vernick, Traffic Engineer Pennoni and Associates, the Montgomery County Planning Commission, The Lansdale Borough Fire Marshal, Mr. Richard Lesniak along with addressing the comments and concerns of the neighbors and the Planning Commission members.

This evenings discussion raised the questioned if the Fire Code addressed “fall zones”, and if the existing Fire Departments Ladder Truck will be able to reach the rear of the building. If this is not the case, the applicant will address how to accommodate this requirement. The Code Enforcement and Land Planning Committee requested if there are any comments or concerns from the Fire Marshal Mr. Jay Daveler. Mr. Lesniak will be speaking with Mr. Daveler and report back to the Code Committee regarding question.

Mr. Henning requested that the project have a note placed on the plans that the Walnut Crossing is not subject to Parking Permits in Lansdale Borough.

Mr. BJ Breish made the motion to approve the Preliminary Land Development for 43 W. Third as per the recommendation of the Lansdale Borough Planning Commission. Mr. Henning seconded the motion. Decision unanimous *3 to 0*.

**700 Knapp Rd-North Penn School District, request to waive Escrow Fees**

Mr. Thomas Schneider, Director of Facilities and Operations, North Penn School District was present this evening. On behalf of the School District, Mr. Schneider is requesting the Escrow Fee for the expansion and improvements to Knapp Elementary School be waived. The \$2,000,000.00 fee for the site work is collected specifically to protect the Borough in the event the project runs out of money. This is a safety measure for the Borough. There is also a large fee associated with securities requirement the school district incurs. The applicant will provide the required cash escrow. Mr. Schneider also advised that surrounding municipalities have waived this fee. This request has been reviewed with the Borough Solicitor.

Mr. Henning made a motion to waive the required escrow fee for the Knapp Elementary School project at 700 Knapp Rd. Mr. Breish seconded the motion. Decision unanimous *3 to 0*.

**Revised Fee Schedule:**

A review of the current Fee Schedule was discussed. Some changes and additions have been made. Discussion this evening addressed several changes/additions. Some items discussed are as follows:

- Addition of a fee for an In-law Suite
- Food Truck Licensing Annual Fee
- The Increase of the Fee for Stormwater Management Review
- Removal of the state fee

Mr. Breish made a motion to Prepare and Advertise the revised 2020 Fee Schedule. Mr. Henning seconded the motion. Decision unanimous *3 to 0*.

**Bee Keeping/Ordinance:**

A Model Ordinance has been placed in Dropbox for review.

December 04, 2019 Mr. Stephen Repasky, PA State Beekeepers President attended the Code Committee meeting and addressed the keeping of bees in the Borough. At that time, he advised that beekeeping is safe, and that honeybees are not aggressive like a yellow jacket or a hornet. Should a swarm occur that is when they are most docile and looking for a home. In the event of a swarm, residents can contact the Department of Code Enforcement. Staff has collected a list of local beekeepers that are willing to assist in the event of a swarm. All Beekeepers are required to register with the state beekeeper's association, and they regulate and inspect the health of hives.

Some of the topics addressed this evening that the Ordinance would provide language for is with regards to limitations per square footage per hives, the requirement to provide water, flyway bearings, and winter hives. There would be no fee or inspections associated with this Ordinance.

Public comment this evening expressed concerns in the event of a swarm and when it occurs how unpleasant it is, the mess they cause.

Mr. DiGregorio and the Code Enforcement and Land Planning Committee will review the Model Ordinance and this discussion will return at the March meeting.

**Commercial Fire/Safety Inspections:**

Mr. Lesniak, Lansdale Fire Marshal addressed the Code Enforcement and Land Planning Committee regarding the implementation of a Commercial Fire and Safety Inspection program. Working with the GIS department, they have been working to identify the locations that would fall under the inspection program. Working with the Department of Code Enforcement and Energov software, working to determine an inspection schedule and fee schedule. Mr. Lesniak is continuing to research

surrounding municipalities and doing research on fee schedules and common code violations.

- **Committee Business Items:**

- **Draft 2040 Lansdale Borough Comp Plan:**

- The Draft 2040 Lansdale Borough Comp Plan is expected to receive a motion form the Lansdale Borough Planning Commission meeting at the February 10, 2020 meeting.

- **New Business:**

- **Zoning Hearing Board Meeting February 18, 2020:**

- **411 Church Rd:** Proposed is a subdivision, oversized lot; seeking relief for lot width and a turn-around driveway front yard
    - **117 E. Hancock St:** Proposed addition of an accessory structure to be located on rear lot behind existing building; 5000 square foot building on a residential lot.
    - **Update:** Department of Code Enforcement new hire Mr. Mark Highley. Welcome Mark.

**Public Comment:**

No additional public comment this evening.

The meeting was adjourned at 7:34 PM The next meeting of the Lansdale Borough Code Enforcement and Land Planning Committee is scheduled for Wednesday, March 4, 2020 at 6:30 P.M. Meeting will be held at One Vine St., Lansdale PA.

Respectfully,  
Maria Lohan  
Recording Secretary

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