



Borough of Lansdale Planning
Commission Minutes
June 21, 2021 – 7:30 PM
Borough Hall | Council Chambers

- Commissioners Present:

Kevin Dunigan – Co Chairman
Mike Panachyda – Co Chairman
Chris Millheim
John Chirico
Mike Beuke
Carole Farrell

- Also, Present:

John Ernst, Borough Manager
John Kennedy, Lansdale Borough Planning Consultant
Jason Van Dame, Building Code Official
Meg Currie Teoh, Borough Council Representative
Mike Narcowich, Montgomery County Planning Commission
Owen Hyne, Remington & Vernick
Jason Smeland, Lenape Valley

Mr. Dunigan called the meeting to order at 7:35 P.M.

Approval of Meeting Minutes:

Mr. Panachyda made a motion to approve the meeting minutes from April 19, 2021, Mr. Chirico seconded the motion. Decision unanimous 6 to 0.

- Old Business:

No Old Business to report on this evening.

- New Business:

- **652 W. Ninth Street Requested Waiver of Land Development**

Mr. Kennedy shared that this project is located at the Borough's Wastewater Treatment Plant (WWTP) and involves the conversion of a chlorine tank into an Ultraviolet Light tank. There will be no new coverage on the project but there will be a change to the hook up entering the plant. The use is permitted, and it conforms to the current zoning. Mr. Kennedy also shared that typically municipality utilities can be exempt, but in the interest of public transparency he is bringing it before the Planning Commission for a waiver of Land Development.

There was no public comment this evening.

Mr. Bueke made a motion that the Lansdale Borough Planning Commission waive the Land Development for the Wastewater Treatment Plant located at 652 W. Ninth Street, Lansdale, Pa 19446. Mr. Panachyda seconded the motion. Decision unanimous 6 to 0.

- **W. Fifth Street & Pierce Street**

Mr. Smeland shared the sketch plan for the property which is roughly 16,000 square feet and lies within the Industrial District and the Downtown Business Overlay District. The plan for the project includes construction of four units (quad) fronting Fifth Street and a duplex fronting Pierce Street. There will be two parking spaces per unit, atypical for many projects, but there is ample space for the additional parking. The majority of the land is impervious surface, but in the proposed plan there is green space included to offset the need for stormwater management. Additionally, there is potential flexibility for setbacks on the property as it is located within the Downtown Business Overlay District. Mr. Smeland shared that the property will need to go before the Zoning Hearing Board for zoning relief on the use of a twin and potentially for setback relief.

There was informational conversation regarding various topics including: an environmental study of the property, designating the property as residential, consideration of changing access to Pierce Street only, access to the building(s) from the parking areas, designation of accessible parking spaces, trash collection, design aesthetics of the building and placement of potential street trees.

After discussion of the above-mentioned topics, no action was required of the Planning Commission. The next steps for the project will be Mr. Smeland submitting detailed plans to Mr. Kennedy for review.

- Other Business:

None

- Zoning:

501 N. Cannon Avenue has been continued to July 2021.

- Public Comment:

There was no public comment this evening.

The meeting was adjourned at 8:15 P.M. The next meeting of the Lansdale Borough Planning Commission is scheduled for Monday, July 19, 2021, at 7:30 P.M.

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