

**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS BUSINESS MEETING  
FEBRUARY 16, 2017**

---

**Call to Order:** Chairwoman Eckman called the meeting to order at 7:35 p.m.

**Pledge of Allegiance**

**Roll Call:**

- a. The following members were in attendance: Chairwoman Eckman and Supervisors Sorgini and Zimmerman.
- b. Also in attendance were: John Rice, Township Solicitor; Don Delamater, Township Manager; Mike Mrozinski, Community Development Director; Tim Woodrow, Township Engineer; Geri Golas, Assistant Township Manager; Bill Roth, Special Projects and Technology Director; John Primus, Director of Public Works; Stanley Turtle, Chief of Police and Jennifer Reed, Student Representative.

Chairwoman Eckman announced that prior to the meeting the Board met to discuss personnel and legal matters.

**1) Consent Agenda**

- A) **MOTION:** Supervisor Zimmerman made a motion to approve the consent agenda items 1(a) and 1(b), including moving the meeting minutes of February 2, 2017 into the record. Supervisor Sorgini seconded the motion. The motion *passed* 3-0

**2) Presentations**

- A) Presentation to Joyce Cluley in recognition of her service to Lower Providence Township as a member of the Zoning Hearing Board.
- B) Presentation to Catherine Beyer in recognition of her service to Lower Providence Township as a member of the Lower Providence Township Sewer Authority.

**3) New Business**

- A) Consideration of conditional use approval for Providence Place of Colledgeville for a Life Care Facility in the Ridge Pike West Zoning District at 3974, 3976 and 4000 Ridge Pike.
  - i) Solicitor Rice explained that a conditional use hearing had been held on January 19, 2017 on the proposed redevelopment of the Colledgeville Inn site for an assisted living facility with a maximum of 172 residents.
  - ii) At this point, Supervisor MacFarland joined the meeting via telephone. Solicitor Rice explained that Supervisor Zimmerman had not attended the public hearing and could not vote on the conditional use and Supervisor Duffy, who had attended, was absent. He stated that Supervisor MacFarland would be participating and voting via phone.
  - iii) Solicitor Rice said he had prepared a proposed decision for the Board's consideration granting approval for the use at the site. He reviewed the conditions of the approval and said that specific solutions would be addressed during the land development process. He noted that there are some challenging conditions at the site and that the conditional use approval would be the first of several regulatory steps with Department of Environmental Protection (DEP), the Federal Emergency Management Agency (FEMA) and PennDOT actively involved. The land development proposal would be reviewed by the Township Planning Commission and the Montgomery County Planning Commission before returning to the Board of Supervisors for consideration.

- iv) James Watters, 1 Featherbed Lane, asked about the size of the riparian buffer. Solicitor Rice said it would be 75 feet on each side of the creek bank and that the blacktop within the buffer would be addressed.
- v) Cathy Beyer, Arcola Road, asked about the specific location.
- vi) Sean Dippold, Pechins Mill Road, said flooding and traffic were two main areas of concern for residents that would be addressed in the land development process. He asked about pedestrian traffic across Ridge Pike and an evacuation plan. Mr. Woodrow said discussions with PennDOT had determined some conceptual traffic circulation solutions and said that provisions for pedestrians will continue to be addressed. With regard to flooding, he said one of the obligations of the conditional use approval requires the applicant to get a letter of map revision from FEMA. FEMA will need to agree that the engineering proposal for the site will elevate the facility out of the flood hazard and not have any adverse effects up or downstream.
- vii) **MOTION:** Supervisor Sorgini made a motion to grant the conditional use for Providence Place of Collegeville for a Life Care Facility. The motion passed 3-0-1 with Mrs. Zimmerman abstaining.  
(1) Supervisor MacFarland left the meeting at this point.

**B) Consideration of a resolution establishing additional Funds.**

- i) Mr. Delamater reviewed Resolution 17-09, stating that it establishes a policy for granting or denying ordinance modifications and creates capital improvement funds to accept fees and contributions. He said that three funds would be established for fees made in lieu of improvements: Sidewalks, Stormwater, and West End Capital Improvements.
- ii) Joyce Cluley, Vaux Lane, asked about what currently happens to such funds. Solicitor Rice said they have been looking at escrows and developer contributions going back several years and said this was a housekeeping measure to ensure proper tracking of fees and their use for intended purposes.
- iii) **MOTION:** Supervisor Sorgini made a motion to approve Resolution 17-09. Supervisor Zimmerman seconded the motion. The motion *passed* 3-0

**4) Announcements**

- A) The Planning Commission meeting will be held February 22 at 7 p.m. Agenda items include Providence Place and a medical marijuana zoning text amendment.
- B) The Zoning Hearing Board Meeting will be held February 23 at 7 p.m. Providence Place and a hearing on a residential setback are on the agenda.

**5) Comments & Other Business**

- A) Mr. Delamater requested that the Board consider Resolution 17-10 for a single-lot sewer connection for 903 S. Park Avenue. The resolution allows for the transmittal of an Act 537 planning module to DEP for the two-lot subdivision.
  - i) **MOTION:** Supervisor Zimmerman made a motion to approve Resolution 17-10. Supervisor Sorgini seconded the motion. The motion *passed*, 3-0.
- B) Mr. Woodward said there was positive news regarding the Township's efforts to meet stormwater requirements. He is working with other municipalities on a Lower Skippack Creek TMDL Plan, sharing information to minimize costs. He reported that there may be grant funding available.

