

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
JUNE 22, 2016 MEETING MINUTES**

1) Call to Order

A) Chairwoman O'Donnell called the meeting to order at 7:00 p.m.

2) Roll Call:

A) The following board members were in attendance: Ms. Kristina O'Donnell, Mr. Michael Comroe, Mr. Harold Baird, Mr. William Brooke, Ms. Ginny Kricun, Mr. Mark Kuberski, and Ms. Satterwhite.

B) Also in attendance: Mr. Tim Woodrow, Township Engineer; Mr. Peter Nelson, Township Solicitor; Mr. Casey Moore, Traffic Engineer; Mr. Michael Mrozinski, Director of Community Development; and Maggie Dobbs, MCPC Planner.

3) Meeting Minutes:

A) Approval of Planning Commission Meeting Minutes of May 25, 2016.

- i) **MOTION:** Mr. Comroe made a motion to move the May 25, 2016 minutes into the record. Mr. Brooke seconded the motion. The motion *passed* 6-0 with Chairwoman O'Donnell abstaining.

4) Old Business:

A) Consideration of S-16-02 Crawford Road Subdivision – 27 Crawford Rd – Anderko Homes.

i) Lawrence Schezney Fox Rothschild on behalf of the applicant

ii) Mr. Kevin Fruck of Cornerstone Consulting reviewed the Woodrow & Associates letter dated June 22.

(1) Mr. Baird asked if the applicant had appeared before Montgomery County Conservation. Mr. Fruck said they had not but they are looking at setting up a pre-application meeting in the next few weeks.

iii) Mr. Kevin Fruck reviewed the waiver requests, the Zoning Ordinance Review and the Subdivision Ordinance Review.

(1) Discussion was held regarding the site lines of the property and the request to use the PennDOT standard.

(2) Discussion was held regarding the shared driveways as to their width and the ability for emergency vehicles access. Mr. Fruck said that staff made a suggestion to look at shared driveways so as to not disturb the property. He said they are amendable to making them larger. Mr. Comroe went on record as being in opposition to shared driveway. Mr. Casey recommended that the throat of the driveway be 18 feet and Mr. Woodrow said that the cul-de-sac does meet Township requirements.

(3) Mr. Woodrow said that one thing that he was concerned about was the removing of soil but he is more comfortable after reviewing the report supplied by the applicant. He said that while he can't disregard concerns for waiver requests for sidewalks considering the upcoming improvements to Crawford, stating he doesn't want to gloss over pedestrian activity concerns. Mr. Woodrow also wanted to make sure that the Supervisors are comfortable accepting the waivers concerning the cul-de-sac. Discussion was held as to property lines and cul-de-sac concerns. He said that he is not entirely comfortable granting the sidewalk waiver requests.

- iv) Casey Moore reviewed the upcoming roadway project on Crawford Road. He said that pedestrian accommodations would most likely be required since the multi-modal grant for the project has already been approved. He outlined his recommendation for sidewalks and crossings in the area. He noted that PennDOT may alter any proposed sidewalk plans.
- v) Mr. Baird stated that he feels this issue should be tabled until the plans are finalized and information is received from PennDOT.
- vi) **MOTION:** Mr. Baird made a motion to table the consideration of S-16-02 until pending issues are addressed. Mr. Comroe amended the motion to add that applicant should meet with Township staff and the County in order to clear up any loose ends.
 - (1) Mr. Fruck noted that process time frame for this could be 18 months.
 - (2) Chairwoman O'Donnell questioned the stormwater management waiver request. Discussion was held regarding the time frame of approvals and what the applicant has done to minimize concerns.
 - (3) Solicitor Nelson pointed out that in Mr. Woodrow's letter that the applicant has failed to address the staff comments. He also pointed out that the County does not support the project. Chairwoman O'Donnell stated the Board cannot make decisions based on conversations, without documentation, that they were not privy to.
- vii) The motion *passed* 7-0.

5) **New Business:**

A) Consideration of LD-16-02 Classic Coachworks 3838 Ridge.

- i) Mr. Nicholas Vastardis of Vastardis Consulting Engineers, Project Engineer, reviewed the application request.
- ii) Mr. Vastardis reviewed the June 16, 2016 letter from Woodrow & Associates.
 - (1) Zoning Ordinance Review:
 - (a) 143-259.K (1), (2), (3) – The applicant will comply with the exception of screening which he feels the current screening is adequate and has been in place for some time.
 - (b) Mr. Woodrow clarified the components of the zoning ordinance. He said that the applicant is required to meet these three obligations, which he feels they are currently meeting. He wanted to ensure that they would continue to meet them with the expanded use. Chairwoman O'Donnell requested that the applicant maintain the screening.
 - (2) Subdivision Review waiver requests:
 - (a) Section 123-32 – Curbing and Stormwater improvements. Mr. Woodrow said that a partial waiver is warranted and he was going to speak with Mr. Primus to see if they were any issues along this issue of Ridge Pike. He did note that sidewalks could be an issue.
 - (b) 123-33 - Sidewalk is required to be constructed along the road frontage. Applicant will seek a waiver.
 - (i) Mr. Brooke said that this would need to be considered with regard to the business district. Mr. Moore said that there is a sidewalk in area now but he would consider requiring money be kept in escrow for improvements.
 - (ii) Ms. Kricun asked if there is any sort of treescape program. Ms. Dobbs said there are a number of subdivision and land development ordinance requirements that are not being met by the application including sidewalks, landscaping, street trees, stormwater. She said that she will issue a letter with all SALDO requirements that must be met. Ms. Dobbs explained the ordinance requirements and noted that she

has not seen a landscaping plan. She also noted that the property will be located in forthcoming Ridge Pike West district and described the ordinance requirements.

- (iii) Mr. Comroe clarified that this is a minor land development on a semi-private street with building not visible from Ridge Pike and asked if all of these requirements are necessary. Ms. Dobbs said that the building will be visible from street and that it is ultimately up to the Township what waivers to grant but that she is only stating the Township's SALDO requirements.
- (iv) Mr. Baird said that the Board spent two years developing standards and doesn't feel requirements should be disregarded. Mr. Kuberski agreed.
- (v) Chairwoman O'Donnell asked how different were the requirements between the current zoning and the forthcoming Ridge Pike West district. Ms. Dobbs explained the requirements but stated that since they have submitted a land development plan they have been grandfathered in and would be required to be compliant with Ridge Pike District, not the ridge Pike West district. However, since she did not have a landscaping or architectural plan she could not determine how compliant the application was to the Ridge Pike District.
- (vi) **MOTION:** Mr. Brooke made a motion to table LD-16-02 until the items mentioned by the County are addressed. Mr. Baird seconded the motion.
 - 1. Ms. Kricun clarified that those issues needing to be addressed are the landscaping, sidewalk and architectural plan? Ms. Dobbs said her letter will address all issues but confirmed that the most critical will be sidewalks, landscape and architecture.
 - 2. The motion *passed* 7-0.

6) Board Comments:

- A) Mr. Brook addressed issues pertaining to S-16-02 Crawford Road Subdivision – 27 Crawford Road – Anderko Homes
 - i) Discussion was held about the possibility of turning the shared driveway requested for the Crawford Road Subdivision into a Township Road and how to manage driveways and openings onto Crawford Road.
 - ii) Ms. Kricun expressed concern about water in basements.
 - iii) Discussion was held regarding traffic issues.
- B) Chairwoman O'Donnell inquired as to the Arcola bridge status. Mr. Woodrow said he has meeting on July 1 to open bridge.

7) Motion to Adjourn

- A) Mr. Comroe made a motion to adjourn. Ms. Kricun seconded the motion. The motion *passed* 7-0. The meeting adjourned at 8:15 p.m.

Next Meeting: July 27, 2016