

**LOWER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION MEETING  
JULY 27, 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. David Atkins, Mr. Harold Baird, Mr. William Brooke, Ms. Susan LaPenta, and Ms. Satterwhite.

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Mr. Tim Woodrow, Township Engineer; Mr. John Rice, Township Solicitor; Maggie Dobbs, MCPC Planner; Ms. Geri Golas, Assistant Township Manager; Ms. Jill Zimmerman, Board of Supervisor Liaison; Mr. Colleen Eckman, Board of Supervisor Liaison.

**3) Meeting Minutes:**

A) Approval of Planning Commission Meeting Minutes of June 22, 2016.

i) **MOTION:** Mr. Brooke made a motion to move the June 22, 2016 minutes, as amended, into the record. Ms. Satterwhite seconded the motion. The motion *passed* 4-0 with Mr. Atkins and Ms. LaPenta abstaining.

**4) New Business:**

A) Consideration of S-16-06 Rowe Tract – 222 Collegeville Rd. – Mikelen, LLC

i) Rolph Graf of Graf Engineering appeared on behalf of the applicant and described the scope of the proposed project. He stated the applicant is seeking a recommendation for approval. Mr. Graf said there are no issues with the review letters and the applicant will comply with all recommendations with the exception of the waiver requests.

ii) Chairwoman O'Donnell reviewed the Woodrow letter and asked if these issues needed to be formalized prior to approving the plan. Mr. Woodrow said the approval could be conditioned upon these issues being met. He said that he does not have an issue with the paperwork not being submitted at this time since no final approvals can be made without the issues being addressed. Ms. Dobbs said site plan had listed the minimum lot size, which needed to be corrected on the site plans. Mr. Graf said this was a typographical error. Mr. Woodrow said that the filing will require the applicant to address all issues of concern.

iii) Solicitor Rice reviewed the letter from Montgomery County Planning Commission, which addressed the setback issue with shed. The applicant said that because of the size of the existing shed it is in compliance. However, if it needs to be moved, the applicant has no problem with moving the existing shed.

iv) Ms. LaPenta asked if the applicant had any plans to tear down the existing house and build and new home? Mr. Graf said there was not a plan to do so at this time.

v) Mr. Brooke stated the plan does not accurately represent the overhead electric. Mr. Graf said this would be added.

vi) Chairwoman O'Donnell stated that the lot in question, Lot 222, is similar to Lot 214, which was before the Planning Commission in May requesting similar waivers. Chairwoman O'Donnell said that in order to keep the rulings consistent they will take into consideration the waiver recommendations from the May meeting for Lot 214.

vii) Mr. Graf reviewed the waiver requests:

(1) Section 123-31.E – Road widening

- (a) Chairwoman O'Donnell noted that this waiver request was granted for Lot 214 at the May meeting of the Planning Commission with a vote of 9-0.
- (b) **MOTION:** Mr. Brooke made a motion to grant a waiver for Section 123-31.E for Road Widening. Mr. Baird seconded the motion. The motion *passed* 6-0.
- (2) Section 123-32 – Curbing on Colledgeville Road
  - (a) **MOTION:** Mr. Baird made a motion to grant a waiver for Section 123-32 regarding the installation of curbing. Ms. Satterwhite seconded the motion. The motion *passed* 6-0.
  - (b) **MOTION:** Mr. Brooke made a motion to grant a waiver for section 123-32 regarding the installation of storm sewers. Mr. Baird seconded the motion. The motion *passed* 6-0.
- (3) Waiver for Section 123-33 – Sidewalk
  - (a) Mr. Baird said that since it is part of cul-de-sac he feels sidewalks should be installed to complete the cul-de-sac. Mr. Brooke feels the sidewalks should go up the curb-cut. Mr. Graf said that there is a significant embankment that will make installation difficult. Discussion was held regarding the grading of the embankment. Since this waiver was not granted for a similar property in the area, Chairwoman O'Donnell recommended that money could be put in escrow account for the Township to install sidewalk where deemed necessary.
  - (b) **MOTION:** Mr. Baird made a motion that the applicant, in lieu of a sidewalk, put funds in escrow. Ms. Satterwhite seconded the motion. The motion *passed* 6-0.
- (4) Section 123-146.B.6.a – Replacement trees
  - (a) Chairwoman O'Donnell said this type waiver was not typically granted and was not granted for Lot 214. She recommended not granting this waiver and suggested that the applicant provide a tree inventory plan in lieu of replacing the tree and provide funds to the Township to replace trees at another location. Ms. LaPenta said that the review letter recommended that that the trees at least be identified. Discussion was held as to the wording of the waiver. It was decided that that the developer would address the tree issue.
  - (b) **MOTION:** Mr. Baird made a motion to deny the request for a waiver for Section 123-14.B.6.a. Ms. LaPenta seconded the motion. The motion *passed* 6-0.
- (5) Section 123-52 – Street Trees
  - (a) **MOTION:** Mr. Brooke made a motion to grant the waiver request for Section 12-52. Mr. Baird seconded the motion.
    - (i) Atkins clarified that existing vegetation would count as street tree requirements. The motion *passed* 6-0.
  - viii) **MOTION:** Mr. Atkins made a motion to recommend approval of the Preliminary and Final Plan for S-16-06 Rowe Tract, 222 Colledgeville Road. Mr. Brook seconded the motion. The motion *passed* 6-0.

**5) Motion to Adjourn**

- A) Ms. Satterwhite made a motion to adjourn. Ms. Brooke seconded the motion. The motion *passed* 6-0. The meeting adjourned at 7:30p.m.

**Next Meeting:** August 24, 2016