

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
AUGUST 24, 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, Mr. Michael Comroe, Ms. Ginny Kricun, Mr. Mark Kuberski, Ms. Susan LaPenta, and Ms. Satterwhite.

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Mr. Tim Woodrow, Township Engineer; Mr. Peter Nelson, Township Solicitor; Mr. John Cover, Montgomery County Planning Commission; Ms. Geri Golas, Assistant Township Manager; Mr. Colleen Eckman, Board of Supervisor Liaison.

3) Meeting Minutes:

A) Approval of Planning Commission Meeting Minutes of July 27, 2016.

i) **MOTION:** Mr. Brooke made a motion to move the July 27, 2016 minutes, as amended, into the record. Ms. Satterwhite seconded the motion. The motion *passed* 9-0.

4) Old Business

A) Consideration and possible recommendation for LD-16-02 – Classic Coachworks expansion – 3838 Ridge Pike.

i) Nick Vastardis, engineer, presented the application. He stated the applicant will comply with the review letters with the exception of the requested waivers. He stated that there is a waiver that had not been listed, 123-37.N, which dealt with the five-foot radius for curb lines.

ii) Mr. Brooke asked for clarification of the missing waiver. Mr. Manai said this was not uncommon and said the applicant could explain this to the board.

iii) Chairwoman O'Donnell reviewed the requested waivers:

(1) Section 123-33 – request to waive the required sidewalks along all existing streets and common parking areas.

(a) **MOTION:** Mr. Brooke made a motion to grant the waiver request for Section 123-33. Mr. Baird seconded the motion

(i) Chairwoman O'Donnell said that she has read all of the review letters and understands why the request is being made but feels that since this is in the Ridge Pike West District, where they have been working with the county to make a more walkable area, she did not recommend granting the waiver.

The motion did NOT pass with a vote to 5-4 in opposition. Mr. Baird then asked to withdraw his recommendation to grant the waiver. He said an option could be to put money in escrow for later. Discussion was held regarding the Township's desire to create a more walkable community

(b) **MOTION:** Mr. Comroe made a motion to deny the request to waive Section 123-33. Mr. Atkins seconded the motion. The motion *passed* 8-1 with Mr. Brooke in opposition.

(2) Section 123-37.C – a partial waiver requested from the requirement to provide curbed parking islands at the ends of rows of parking. Parking islands are proposed without curbing.

- (a) The applicant said this was to make the site consistent and allow more parking. Mr. Manai said that in older properties it was more difficult to make these constrictions work. He said he would have no issues recommending approval of this request.
- (b) **MOTION:** Mr. Comroe made a motion to grant the waiver request for Section 123-37.C. Mr. Brooke seconded the motion.
 - 1. Discussion was held as to where the island would be located on the property. The motion *passed* 9-0
- (3) Section 123-37.M(2)(a) – request to waive the requirement of the main access driveway being classified as a low-volume driveway that carries less than 750 vehicles per day, for which the minimum width is 24 feet for a two way driveway.
 - (a) Chairwoman O'Donnell asked if the property were to be sold to a higher volume business would this restriction still apply. Mr. Manai said that yes, unless the new owner came in to redevelop the property.
 - (b) Ms. LaPenta asked how many vehicles enter the business per day. The applicant said 20 vehicles. She stated that, in her opinion, 11 feet is very narrow and asked if there was enough room for a car to be in the driveway and still allow a vehicle to turn in without waiting on Ridge pike. Mr. Vastardis said this was not currently an issue. Mr. Manai said that staff could visit the location to determine if there are any issues with the waiver request
 - (c) **MOTION:** Mr. Atkins motion to grant the waiver request contingent upon a staff visit with the applicant to determine that this distance is adequate. Mr. Brooke seconded the motion. The motion *passed* 9-0.
- (4) Section 123-37.N – a request to waive the requirement to construct a five-foot radius of curvature for all curb lines in all parking areas.
 - (a) Chairwoman O'Donnell asked if parking stalls against the building are grandfathered in? The applicant said they were.
 - (b) **MOTION:** Mr. Kuberski made a motion to grant the waiver request for section 123-37.N. Mr. Comroe seconded the motion. The motion *passed* 9-0.
- (5) **MOTION:** Mr. Comroe made a motion to recommend Preliminary and Final approval of LD-16-02 subject to the discussed restrictions and waivers. Mr. Kuberski seconded the motion. The motion *passed* 9-0.

5) **New Business:**

A) Presentation of concept – Providence Place – 4000 Ridge Pike (Collegeville site)

- i) Tom Keanan, representing Providence Place of Collegeville made an initial presentation of the proposed senior living facility to be located at the former Collegeville Inn Site. (Attached) David Leider, President and CEO of Providence place said have an agreement to purchase but are not yet owners of the property. He stated he has spoken with staff and wanted to share how they'd like to proceed with the project. He outlined the scope of the project and how the facility would operate.
 - (1) Mr. Comroe asked if the applicant was aware that this property was in a severe flood plain. They stated they are aware and would be happy to discuss their proposed management of that issue.
 - (2) Discussion was held as to the plans for the development of the Ridge Pike Corridor and possible bridge locations.
- ii) Mr. Adam Brauer, of E.B. Walsh, civil engineers, discussed the flooding issues and the proposed retaining wall. In response to Mr. Comroe he said that the Army Corp of Engineers

has reviewed the plan but opted not to come to the meeting and, instead, deferred to DEP. Discussion was held as to the retaining wall and the process for financing and approval.

- iii) Discussion was held regarding the proliferation of senior living facilities in the area. The applicant said that what makes his area unique is they are not targeting a very affluent market and this is designed for a more middle-market audience.
- iv) In response to Mr. Baird, the applicant said this was a for-profit project and will pay real estate taxes to the Township.
- v) Chairwoman O'Donnell inquired as to how many employees would be required. The applicant stated they would expect 60-80 employees, most of which would be full time, about half of which would be professional and managerial. The applicant stated that the rooms would generally be studio apartments with some having a bedroom/living room and kitchenette but that while most would be private two people may share in some higher level of care rooms.
- vi) Discussion was held as to the layout of the facility.
- vii) Zoning and permitted use of the property was discussed.
- viii) Discussion was held as to what would be open to public in the floodplain and what would be feasible.
- ix) Discussion was held as to the traffic impact and the applicant said that most traffic would be visitors and employees.

6) Motion to Adjourn

- A) Mr. Comroe made a motion to adjourn. Mr. Kuberski seconded the motion. The motion *passed* 9-0. The meeting adjourned at 8 p.m.

Next Meeting: September 28, 2016