

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
JANUARY 25, 2017 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: Mr. Michael Comroe, Ms. Kristina O'Donnell, Mr. David Atkins, Mr. Harold Baird, Mr. William Brooke, Mr. William Brooke, Mr. Mark Kuberski, Ms. Ginny Kricun, Ms. Naomi Satterwhite, and Ms. Susan LaPenta

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Mr. Tim Woodrow, Township Engineer; Mr. Peter Nelson, Township Solicitor; Mr. Casey Moore, Traffic Engineer; Maggie Dobbs, MCPC Planner and Ms. Colleen Eckman, Board of Supervisor Liaison.

3) Reorganization:

A) Appointment of Temporary Chairperson

i) Mike Mrozinski was appointed temporary chairman

B) Election of Chairperson

i) **MOTION:** Ms. Satterwhite nominated Mike Comroe for Chairman of the Planning Commission. Mr. Baird seconded the motion. The motion *passed* 9-0.

C) Election of Vice Chairperson

i) **MOTION:** Mr. Baird nominated Kristina O'Donnell as Vice Chairwoman of the Planning Commission. Ms. Satterwhite seconded the motion. The motion *passed* 9-0.

4) Meeting Minutes:

A) Approval of Planning Commission Meeting Minutes of October 26, 2016.

i) **MOTION:** Ms. O'Donnell made a motion to move the minutes of October 26, into the record. Ms. Kricun seconded the motion. The motion *passed* 8-0-1 with Mr. Brooke abstaining.

5) Old Business:

A) S-16-04 Courts at Brynwood Townhome Land Development – Stoneridge Acquisitions (WB Homes) – Germantown Pike and River Road – Presentation of Preliminary Plans

i) Christopher Canavan, Senior vice President of WB Homes reviewed the revised preliminary land development plan. He noted that he had sent a letter date January 24, 2017 that covered W.B. Homes responses to the consultant's review letters.

ii) Mr. Canavan reviewed the site amenities for the developments.

(1) Ms. O'Donnell asked why there were two, rather than three, mailbox clusters. Mr. Canavan said that their goal was to find good locations for safe access and parking. He explained why the location was selected and where the parking would be located. Mr. Canavan said that mailbox parking would be limited to 10 minutes.

(2) Ms. O'Donnell asked if the indicated walkouts referred to basements, something that was not in the original plan. Mr. Canavan said that during the conditional use hearing they were not included because of potential vapor issues. However, technologies are now available that will prevent vapor issues and allow them to include a basement in some units. Ms. O'Donnell asked for the Township's opinion on this change. Mr. Woodrow said that this was more a building code issue rather than a planning issues and said that

there have been advances in technology plus the fact that the basement is a walk-out precluding closed spaces which cause vapor issues.

- (3) In response to Mr. Kuberski's question about plans for basements, Mr. Canavan said that the basements will only be included in some units. Justin Stayhorne explained what units would be basement versus slab. Mr. Canavan said that it would probably about one-third of the units. Mr. Canavan said that this was basically a technology issue that prevented basements and explained the new technology that would be used. He also stated that there is an EPA requirement for this and all construction will meet those standards. In response to Mr. Baird he explained the need for vapor barriers.
 - (4) Ms. Kricun asked if there would be run-off issues with TCE. Mr. Canavan said that there would not as the TCE is in the groundwater. He also described the deed-restricted area of the property that is fenced off and capped because of heavy metal contamination and the protections in place. Discussion was held as to deed restrictions and Home Owner Association obligations.
 - (5) Mr. Comroe asked how the asphalt would be removed and disposed of. Mr. Canavan said that it would be removed during debris removal and if it is contaminated it will be appropriately stripped and removed.
 - (6) Ms. O'Donnell asked about the changes in the plans from the original presentation. Mr. Canavan said that the plan evolved due to plan design and feedback. He said that some of the changes were driven by grading constraints and site access.
 - (7) Mr. Atkins inquired as to contaminants on site and how it could affect residents. Mr. Canavan said they were putting more protections in place and that the main concern with the TCE is if it becomes airborne and builds up. Discussion was held regarding the TCE concerns.
 - (8) Ms. O'Donnell asked why the streets were not dedicated to the Township. Mr. Canavan said that the Township did not want the streets dedicated to the Township. Mr. Woodrow explained why they weren't a public street configuration.
 - (9) Mr. Canavan explained the responsibilities and commitment of the HOA.
 - (10) Ms. O'Donnell asked what pedestrian use would be permitted. Discussion was held as to what access would be available for trails and sidewalks as well what areas of the property are in the 100-year flood plain. Mr. Woodrow gave more explanation of the flood plain. Mr. Brooke also asked the possibility for extending sidewalk along Germantown Pike.
 - (11) Ms. O'Donnell asked about the sewer line under driveway of Building 10. Mr. Canavan said this would be looked into and addressed. He said that utilities will still be dedicated to the water company and the Sewer Authority. Mr. Canavan said they will get a blanket easement over all the grounds.
 - (12) Ms. LaPenta commented on the location of the driveways. Discussion was held regarding access to Germantown Pike and sidewalks. Mr. Canavan said there is currently a safety issue but knowing that a broader plan for that area is in the works they could contribute financially at that time. Discussion was held as to the need and alternate locations for sidewalks. Mr. Moore and Ms. Dobbs discussed the long-range planning that is currently underway and how the area could look in the future
- iii) Mr. Canavan reviewed the waiver requests:
- (1) Section 123-28 to allow distance between curb and sidewalk to be four feet instead of required five feet.

- (2) Section 123-18.A.1 to allow for aerial plan instead of proving survey data 200 feet from tract.
 - (3) Section 123-31 requiring River Road to be widened to 15' half-width and Germanton Pike to be widened to 26' half width.
 - (4) Section 123-31.E to allow a cartway width of less than 30 feet for Brynwood Drive, Parkview Court, and Rock Creek Court. This request is being withdrawn as it is permitted in the ordinance.
 - (5) Section 123-32 requiring stormwater drainage and curbing along existing roadway frontages. This will be a partial waiver and fee in lieu of will be calculated and donated to the Transportation Improvement Fund.
 - (6) Section 123-33 requiring sidewalk along existing roadway frontages.
 - (7) Section 123-24.E to allow street intersection distance to be less than 200 feet.
 - (8) Section 123-3.H to allow curb radii less than 25 feet at intersections.
 - (9) Section 123-35.B to allow a roadway center line radius less than 150 feet.
 - (10) Section 123-36.C (1) to allow single-family driveways within fifty feet of the nearest roadway for roadways Brynwood Drive, Parkview Court and Rock Creek Court.
 - (11) Mr. Canavan said that it didn't appear that the Planning Commission had any objections to the waive requests.
 - (12) Ms. O'Donnell asked about the future tree replacement waiver. Mr. Canavan said that he had met with Township staff who walked the property. He said the trees on the property are old white pine and not high quality trees. They will be seeing a waiver and will be replacing with approximately 20 trees.
- iv) Mr. Comroe said that, unless there were any objections, he would like to wait to vote until final preliminary plans comes before the commission in March. Mr. Canavan stated he was fine with that time frame and that his goal this evening was to review the waivers to make sure there were no issues that had to be dealt with prior to final approval
- (1) Ms. Kricun requested that required tree replacement be larger than 2-½ inch tree Mr. Canavan said that it would depend on availability and the time of the year.
 - (2) Ms. Kricun asked how the proposed 139 new townhomes would affect local school district populations. Mr. Mrozinski said that the Methacton School District did have a consultant go through the plans and they are aware of the units coming in.
 - (3) Casey Moore said that the applicant worked extremely well with the challenges that the building area presents.
 - (4) Mr. Baird asked what the timeline is of the new bridge. Mr. McMahon said that PennDOT put out an advertisement for short-term interim type of improvement on both sides of bridge and will go through phase and preliminary engineering over the next 18 months then go to design. He said that a TCI study will create a path for a bridge and that study will determine what need is there to split traffic. Mr. McMahon said they are looking at 2022-2023 to build the connector. Discussion was held as to timing of both the road improvements and the housing development.
 - (5) Mr. Canavan said they would be resubmitting the final plan in about 10 days for review.
- B) Maggie Dobbs announced that the County's Planning Smarter series will be kicking off. She described classes that may be of interest to the Planning Commission meeting. She noted that all information is on the County's website.
- i) Mr. Baird asked if the Township will cover the cost of the courses. Mr. Mrozinski said he would look into that.

6) Motion to Adjourn

A) Ms. O'Donnell made a motion to adjourn. Mr. Kuberski seconded the motion. The motion *passed* 9-0. The meeting adjourned at 8:15 p.m.

Next Meeting: February 23, 2017