

**LOWER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION MEETING  
MAY 24, 2017 MEETING MINUTES**

**1) Call to Order**

A) Chairman Comroe 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. Mark Kuberski, Mr. Harold Baird, Mr. William Brooke, Ms. Susan LaPenta and Ms. Ginny Kricun.

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Mr. Lonnie Manai, Township Engineer; and Maggie Dobbs, MCPC Planner.

**3) Meeting Minutes:**

A) Approval of Planning Commission Meeting Minutes of April 26, 2017.

- i) **MOTION:** Ms. O'Donnell made a motion to move the minutes of April 26, 2017. Mr. Brooke seconded the motion. The motion *passed* 8-0.

**4) Presentation:**

A) Eagleville Hospital Master Plan Update

- i) Joe Clements, on behalf of the applicant, stated that in attendance were Gene Otts, CEO of Eagleville Hospital and John Hornick, Project Engineer, Boehler Engineering. Mr. Clements presented a brief history of Eagleville Hospital.
- ii) Mr. Clements reviewed what updates are planned and how they will serve the community.
- iii) John Hornick reviewed the project plan and the new construction proposed. He reported that Parking will also be created and expanded for both staff and visitors.
- iv) Mr. Hornick reviewed the parking and security for the site.
- (1) Mr. Baird asked what type of fence would be installed around the perimeter of the property. Mr. Otts said that they planned on an 8-foot aluminum estate fence.
- v) Ms. O'Donnell asked about the various functions of the facility and how many patients were in the facility. Mr. Otts said there were a total of 305 beds covering adult psychiatry, acute psychiatry, opioid addiction and alcoholism. He said the new structure will contain 80 beds with the ability to flex up to 116. Mr. Clements clarified that the new building will be replacing the 80 beds in the defunct Lockheim facility. Ms. O'Donnell asked for clarification of the admittance process. Mr. Otts said patients need to be referred or processed via a court order and, if the facility is full, they will assist the patients to find other facilities. Mr. Otts said that patients that have not been referred or processed or if they are at capacity, they will assist in finding other facilities.
- vi) Chairman Comroe asked how many stories the new building would be. Mr. Otts said that it would be three stories and approximately 80,000 square feet. He said that should any planners wish to tour the facility they would be more than willing to accommodate
- vii) Ms. Kricun asked if there had been any updates regarding the SEPTA route change. Mr. Clements said that the route change was more a part of the Streamlight project but SEPTA had no desire to relocate the route.
- viii) Mr. Mrozinski asked what was the current use of the modular buildings. Mr. Otts said that it was for opioid addiction treatment for 18-26 year-old males. Mr. Mrozinski asked if the structures would be there for a period of time. Mr. Otts said they would.

- ix) Ms. O'Donnell asked what was the average stay for patients. Mr. Otts said that for Arcadia House the stay is up to 90 days, however the average length of stay at the hospital is 7 to 10 days predicated on whether or not they need rehab after detox.
- x) Mr. Atkins asked if most opioid addiction patients are in the 18-26 year old male demographic. Mr. Clements said that it varied and that Arcadia House was designed based on input from the County who said there was a need for this demographic to be served.
- xi) Chairman Comroe asked if the staff is trained in Narcan. Mr. Otts said that some were, but not all. Chairman Comroe asked about the Arnstein Building. Mr. Otts said that there are 19 active beds for male patients and the building includes activity and education. He said they are moving to holistic care to work on issues around addiction and to help with aftercare.
- xii) Ms. O'Donnell asked where the halfway houses are located. Mr. Otts said they are located all throughout the area, some as far as Harrisburg. He said they work hard toward safe disposition of the patients. He did note that Bucks and Philadelphia County are where they see the most activity with halfway houses.
- xiii) Mr. Brooke expressed concerns about SEPTA access, particularly for patients leaving the facility. Mr. Boehler said this was a concept on the original plan but it did not work out with SEPTA. Mr. Otts said that they provide transportation and patients are not permitted to take SEPTA. Mr. Brooke said that SEPTA access would also be beneficial to employees.
- xiv) Mr. Manai asked if any other buildings were being demolished. Mr. Otts discussed the ages of the buildings and said they are working with a group to create a Master Plan for future work. Mr. Manai clarified where the Arcadia House was located on the plan and that it would be a permanent structure.
- xv) Ms. O'Donnell asked what future plans were in the works. Mr. Otts said that, based on a Master Plan, they will look at existing structures, determine their shape, make sure adequate funding is available to replace outdated buildings.
- xvi) Mr. Atkins asked if this project was being completed ahead of the Master Plan because they feel it is necessary. Mr. Otts said that it was and they want to make sure as they move forward that they have a plan and funding in place for future work. Mr. Atkins asked if this project was planned prior to his taking the position six months ago. Mr. Otts said that it was.
- xvii) Ms. Dobbs inquired as to the sidewalk connections between the parking lots and buildings. Mr. Boehler reviewed where the paths would be located. She asked them to consider options for the lower parking lot as well and asked about landscaping plans and stormwater. Mr. Boehler showed where a stormwater basin would be located as well as the area that would remain open for activities. Discussion was held regarding adding a fence around the stormwater basin. Mr. Boehler said the perimeter of the property would be fenced but said this issue could be discussed during land developments. Ms. Dobbs said they do prefer naturalized areas around storm basins. Ms. O'Donnell agreed that the Board was in favor of naturalized basins.
- xviii) Chairman Comroe asked when they would be coming in with formal plan. Mr. Clements said they planned to submit plans within next few months.

**5) Motion to Adjourn:**

- A) **MOTION:** Mr. Brooke made a motion to adjourn. Mr. Kuberski seconded the motion. The motion passed 8-0. The meeting adjourned at 7:30 p.m.

**Next Meeting:** June 28, 2017