

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
JULY 26, 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. William Brooke, Ms. Susan LaPenta, Ms. Satterwhite and Ms. Ginny Kricun.

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

3) Meeting Minutes:

A) Approval of Planning Commission Meeting Minutes of June 28, 2017.

i) **MOTION:** Mr. Brooke made a motion to move the amended minutes of June 28, 2017 into the record. Ms. O'Donnell seconded the motion. The motion *passed* 6-0. With two abstentions.

4) New Business

A) S-17-03 Evansburg Tract – 35 Evansburg Rd., Collegeville – Gambone Development – 24 single family detached homes – Preliminary Plan Major Subdivision.

i) Rolph Graf, of Graf Engineering, appeared on behalf of the applicant, to present the plan and to explain the waiver requests. He stated that, with the exception of the waiver requests, they will comply with all staff letters.

ii) Chairman Comroe noted that there were discrepancies between the zoning code and SLDO, which is one of the reasons why there are so many waiver requests. He noted that the staff is in favor of the waivers. Mr. Woodrow agreed, saying that if the Planning Commission likes this village-type of development then most of the waivers fall into place because of the development concept.

iii) Ms. Kricun asked about the fire hydrant locations and how the narrower streets will accommodate emergency vehicles. Mr. Graf said that the Fire Marshal has approved the fire hydrant locations. Mr. Woodrow said that they have looked at the ability of emergency vehicles to turn and note that the green spaces offer a larger radius than a standard development. Mr. Graf said they submitted truck-turning templates with the plan. He said they also did a practical test and would have no issue getting a fire truck around the development.

iv) Chairman Comroe asked if there was an emergency egress in case the main access is blocked. Mr. Graf said that they are creating an emergency access in the office lot adjacent to the development. He said they are proposing a gate but will install whatever type of closure the Fire Marshal recommends.

v) Waiver Requests

(1) Section 123-33-A (Mr. Graf correct the request to reflect this correct section number) requiring a five-foot grass buffer between the sidewalk and curb.

(a) **MOTION:** Ms. O'Donnell made a motion to grant the waiver request for Section 123-33-A. Ms. Kricun seconded the motion. The motion *passed* 8-0

- (2) Waiver request for 123-18.A(3)(p) was withdrawn
- (3) Section 123-28.A requiring news streets be offered for dedication to the Township.
 - (a) **MOTION:** Mr. Brooke made a motion to grant the waiver request for Section 123-28.A. Ms. Satterwhite seconded the motion. The motion *passed* 8-0.
- (4) Section 123-30.D.3 stating private streets shall not be approved by the supervisors unless it can be demonstrated that public streets are not needed due to unusual circumstances. In no case may private streets serve more than five residential units.
 - (a) **MOTION:** Ms. O'Donnell made a motion to grant the waiver request for Section 123-30.D.3. Mr. Brooke seconded the motion. The motion *passed* 8-0.
- (5) Section 123-31.D requiring collector roadways must have a minimum cartway width of 30 feet, including 12-foot lands and 3-foot shoulders.
 - (a) **MOTION:** Mr. Brooke made a motion to grant the waiver request for Section 123.31.D. Mr. Atkins seconded the motion. The motion *passed* 8-0.
- (6) Section 123.31.F requiring residential streets have a right of way width of 50-feet.
 - (a) **MOTION:** Mr. Brooke made a motion to grant the waiver request for Section 123.31.F. Ms. Kricun seconded the motion. The motion *passed* 8-0.
- (7) Section 123-32 requiring curb and storm sewer improvements along each road frontage that abuts a new subdivision.
 - (a) **MOTION:** Mr. Brooke made a motion to grant the waiver request for Section 123-32. Mr. Atkins seconded the motion.
 - (i) When asked, Mr. Woodrow stated that he felt this was an appropriate step to take. The motion *passed* 8-0.
- (8) Section 123-33 – No longer required.
- (9) Section 123-35.B(1)(c) requiring the minimum centerline radius for all new streets be 150 feet.
 - (a) **MOTION:** Mr. Brooke made a motion to grant the waiver request for Section 123-35.B(1)(c). Ms. Satterwhite seconded the motion. The motion *passed* 8-0.
- (10) Section 123-35.B.4-A requiring a 100-foot tangent section at each intersection approach.
 - (a) **MOTION:** Mr. Brooke made a motion to grant the waiver request for Section 123-35.B.4-A. Mr. Atkins seconded the motion. The motion *passed* 8-0.
- (11) Section 122-36.C.1 requiring a 50-foot offset from each intersection to the nearest driveway.
 - (a) **MOTION:** Mr. Brooke made a motion to grant the waiver request for Section 123-36.C.1. Ms. O'Donnell seconded the motion. The motion *passed* 8-0.
- (12) Section 123-41.B requiring rights-of-way and/or easements for sanitary sewer, road construction or maintenance, drainage purposes and public utilities.
 - (a) Mr. Graf said this will be maintained by a HOA but a blanket easement will be in place for the Township to assume control should the HOA fail in their duties.
 - (b) Solicitor Nelson said this was an appropriate action to take.
 - (c) Ms. O'Donnell asked if any sewer would run under private property. Mr. Graf said they would not and that the sewer would be dedicating to the municipal authority. This refers to those right-of-ways outside of the street right-of-way.
 - (d) **MOTION:** Ms. O'Donnell made a motion to grant the waiver request for Section 123-41.B. Mr. Brooke seconded the motion. The motion *passed* 8-0.

- (13) Section 123-52 requiring shade trees be planted along both sides of all new or existing streets at intervals of no less than 40-feet and nor more than 50-feet.
- (i) Discussion was held about the placement of trees on the individual properties. Ms. Dobbs said that it would need to be defined who the trees belong to so it is clear who will maintain them. Mr. Graf said any trees on the property line will be maintained by the HOA.
 - (ii) Mr. Atkins asked how an HOA is formed. Solicitor Nelson explained how the HOA will be set up.
 - (iii) **MOTION:** Mr. Brooke made a motion to grant the waiver request for Section 123-52 contingent upon Township consultant approval. Ms. Kricun seconded the motion. The motion *passed* 8-0.
- vi) **MOTION:** Mr. Brooke made a motion to grant preliminary approval contingent upon compliance with all consultant letters. Ms. Satterwhite seconded the motion. The motion *passed* 8-0.

5) Old Business:

A) LD-16-07 Providence Place – 4000 Ridge Pike, Colledgeville – Assisted Living facility – Revised Preliminary Plan Major Land Development

- i) Chairman Comroe stated that since the Commission made a preliminary approval in April there is no further action required on this plan. He asked the planners if they would like to close the meeting and allow the audience to question staff or would they prefer to stay. Ms. O'Donnell asked why this was once again before the Commission. Mr. Mrozinski stated that it was his recollection they still needed a recommendation but once he realized that was not the case, and knowing that there were still residents with questions, he spoke with the Chairman who was cordial and agreed to keeping the item on the agenda. The Commission agreed to stay for residents' questions.
 - ii) Jon Organtini, Pechins Mill Road. Asked if the waivers are tied to what has been approved or are they being tweaked. Ms. O'Donnell said the agenda item is merely a reprint of what has already been approved. Mr. Organtini questioned the cartway width. Chairman Comroe said that nothing had been changed since April, and that if the applicant were making changes they'd have to come back before the Board. Mr. Moore explained how trucks will enter the property. Mr. Organtini expressed concern about the width of cartway for trucks. Mr. Moore said that truck traffic will be able to stay in their lane with a 22-foot cartway.
- B) Sean Dippol, Pechins Mill Road, asked what material the paved walking path would use. Mr. Moore said it would be a bituminous path separated from the roadway by a five-foot strip of grass. Mr. Dippol expressed concerns about the crosswalk across Ridge Pike. Mr. Moore agreed and said that in their last review letter said they stated they did not like mid-block crossings and asked them to remove that on the east side and continue it along the west side. Discussion was held regarding the trail on the property.

6) 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 7:45 p.m.

Next Meeting: August 23, 2017