

**LOWER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION  
JANUARY 24, 2007 MEETING MINUTES**

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**1. Call to Order:**

A. Mr. Siegel called the Planning Commission meeting to order at 7:30 p.m.

**2. Pledge of Allegiance**

**3. Roll Call:**

A. The following planning commission members were present: Mr. Schlack, Mr. Endlich, Mrs. Satterwhite, Mr. Vibbert, Mr. Bodek, Mr. Rutledge, Mr. Kuberski, Mr. Stemple, and Ms. Zimmerman.

B. Additional attendees included: Ms. Jean Holland, Montgomery County Planning Commission, Mrs. Marie Altieri, Board of Supervisors Liaison, and Mr. Michael Siegel, Director of Community Development.

C. Mr. Siegel noted that Mr. Schlack was not yet sworn-in and could not vote on new items this evening. He is able to vote on the minutes as he attended those meetings last year.

**4. Reorganization of Planning Commission:**

A. **MOTION** – Mr. Endlich made a motion to appoint Mr. Schlack as Chairman of the Planning Commission (PC). Mrs. Satterwhite seconded the motion. The motion *passed* 8-0-1. Mr. Schlack abstained from the vote.

B. **MOTION** – Mr. Vibbert made a motion to appoint Mr. Endlich as Vice Chairman of the Planning Commission. Mr. Kuberski seconded the motion. The motion *passed* 8-0-1. Mr. Schlack abstained from the vote.

**5. Approval of Planning Commission Previous Meeting Minutes:**

A. Planning Commission Meeting Minutes for November 22, 2006:

1. **MOTION** – Mr. Stemple made a motion to approve the November 22, 2006 PC meeting minutes. Mr. Endlich seconded the motion. The motion *passed* 9-0.

B. Planning Commission Meeting Minutes for December 20, 2006:

1. **MOTION** – Mr. Stemple made a motion to approve the December 20, 2006 PC meeting minutes. Mr. Kuberski seconded the motion. The motion *passed* 7-0-2. Mrs. Satterwhite and Mr. Bodek abstained from the vote, as they did not attend this meeting.

**6. Subdivision and Land Development Reviews:**

A. S-06-16 – Tabor Pinetown Minor Subdivision – Preliminary Plan Approval:

1. Mr. Roger Lehmann, Senior Project Manager from All County and Associates, the project engineer, was present to represent the applicant Patty Tabor, not in attendance.

2. Mr. Lehmann reviewed the project for a three-lot subdivision of a tract of land on Pinetown Road. An existing barn will be refurbished and used as a residential dwelling. The existing home straddles the lot line for lots two & three, and may be demolished. The home has extensive termite damage and is deteriorating. Public water and sewer are proposed. Curbing exists on Pinetown Road, so there are no major road improvements. The sidewalk will be extended to both sides of the property, connecting to existing sidewalks.

3. Mr. Endlich questioned why a waiver was being requested for the curbing? Mr. Lehmann explained that for the area where curbing is removed for the driveway; they would like to reinstall concrete.

4. Mr. Lehmann indicated that they would comply with the reviews other than those items where a waiver is sought. He has a meeting set up with Chambers Associates next Monday to discuss storm water management issues.
5. Mr. Kuberski asked if the Montgomery County Historical Society (MCHS) was contacted to discuss the historical nature of the property? Mr. Lehmann indicated that Mrs. Tabor talked to the Audubon Historical Society (AHS), and they came to take measurements, the history of the property etc.
  - a) Mr. Siegel indicated that he would also like a copy of the historical records for the house and barn to keep with the Township's file.
  - b) Ms. Holland remarked that there is a strong history to the house. Should it be demolished it would be nice to have a complete historical report documented with the MCHS or AHS.
  - c) Mr. Lehmann indicated that Mrs. Tabor has already talked with the AHS, and it would be better to have them create the report, as they would know what it should entail.
  - d) Mr. Siegel asked if Mrs. Tabor would be willing to have a group of college students be able to review the site after demolition to see if there are any other historical items to be noted. This would not be an archeological dig, but some items may be unearthed that would be worth noting. Mr. Lehmann asked if Mr. Siegel knew of anyone who would want to do this? Mr. Siegel indicated that perhaps a group from Ursinus College would be interested. Mr. Lehmann thinks this should be OK.
  - e) Mr. Siegel asked if they would be willing to install a historical sign on the property indicating the historical nature of the buildings that existed? Mr. Lehmann thinks this should also be OK, but requested that Mr. Siegel provide the wording for the sign.
6. Mr. Lehmann reviewed the other waiver requests.
  - a) Section 123-18.A.1 – waiver from showing existing features up to 200 feet outside of the tract boundary. Mr. Lehmann does not see a benefit to this. An aerial has been provided. If there are specific things that PC is looking for, he can add them to the plan.
    - (1) Mr. Schlack noted that this waiver is frequently requested, and asked if it should be changed? Mr. Siegel indicated that it would be included in a mini clean-up ordinance.
  - b) Section 123-36.B – waiver from a 200' driveway separation.
7. Waivers:
  - a) Section 123-18.A.1 – waiver from showing existing features up to 200 feet outside of the tract boundary:
    - (1) **MOTION** – Mr. Bodek made a motion to recommend that the Board of Supervisors grant this waiver request. Mr. Stemple seconded the motion. The motion *passed* 8-0-1. Mr. Schlack abstained from the vote.
  - b) Section 123-32 – waiver from granite curbing along Pinetown Road:
    - (1) **MOTION** – Mrs. Satterwhite made a motion to recommend that the Board of Supervisors grant this waiver request. Mr. Endlich seconded the motion. The motion *passed* 8-0-1. Mr. Schlack abstained from the vote.
  - c) Section 123-36.B.1 – waiver from a 200' driveway separation:
    - (1) **MOTION** – Ms. Zimmerman made a motion to recommend that the Board of Supervisors grant this waiver request. Mr. Stemple seconded the motion. The motion *passed* 8-0-1. Mr. Schlack abstained from the vote.
8. **MOTION** – Mr. Kuberski made a motion to recommend that the Board of Supervisors grant preliminary plan approval, with conditions that:
  - a) The AHS or MCHS be permitted to create a historical record for the house and barn;
  - b) A sign be installed on the property relating to the historical significance of the property;

- c) And, that a group be permitted to review the site after demolition to view any other items of historical significance.
- d) **MOTION SECOND** – Mr. Endlich seconded the motion. The motion *passed* 8-0-1. Mr. Schlack abstained from the vote.

## 7. Other Business:

### A. Old Business –

- 1. Mr. Siegel provided an overview of the upcoming work for the CVS and Commerce Bank sites:
  - a) The foundation for Commerce Bank will be poured tomorrow.
  - b) The PennDOT permits for Commerce were issued today, and they will probably be issued for CVS next week.
  - c) Several abandoned wells were found on the CVS property after demolition of the back of the Audubon Inn.
  - d) Mr. Siegel met with Mr. Fury, who is excited to begin the internal rehabilitation of the Audubon Inn.
  - e) Mr. Siegel had 37 people in for the pre-construction meeting for this project last week, including representatives from the utility companies and three PennDOT representatives.
  - f) Commerce Bank is scheduled to open in May, with CVS being completed by August or September. Dr. Venezia will also move out of his building in May.
  - g) Mr. Siegel has requested the use of Duratherm crosswalks to create a more village feel. He provided a visual of these crosswalks in Philadelphia. Duratherm is a rubberized material built into asphalt that can be installed in patterns, and it is more durable than painted crosswalks.

### B. New Business –

- 1. Geographical Information System Update:
  - a) Mr. Siegel provided an extensive review of the GIS system, noting that it is now mostly complete. Lower Providence Township may be one of the only municipalities in the State with all of these features incorporated into a GIS system.
  - b) The system can show the following: street signs, PennDOT roads, sewer lines and manholes, storm water pipes, new developments, parcel uses, geology, zoning maps, water lines, soil type, parks, open space, zoning appeal and decisions, permits issued by parcel, business license by parcel, tax maps, flag lots, special conditions, and more.
  - c) Aerial photographs from 2005 are in the system. These were obtained from the County at no cost.
  - d) Subdivision plans from 1912 to the present have been scanned in.
  - e) Mr. Siegel noted that currently the system can be viewed by all staff members, however only three individuals, including himself, can update the system. They are just starting to have Public Works enter their information into the system. This information will include road information such as potholes, the street signs etc.
  - f) Mr. Siegel noted that one nice feature is a special condition indicator that comes up when reviewing parcels. This appears for properties that have tax liens or back fees owed to the Township. Permits will not be issued for parcels until these fees have been paid.
- 2. Copy of Planning Commission Meeting Schedule:
  - a) There was no discussion on this item.

## 8. Adjourn

A. **MOTION** – Mr. Endlich made a motion to adjourn the meeting. Mr. Stemple seconded the motion. The motion *passed* 8-0-1. Mr. Schlack abstained from the vote. The meeting ended at 8:40 p.m.

**Next Meeting:** February 28, 2007 – Regular Meeting  
March 28, 2007 – Regular Meeting