

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION
AUGUST 27, 2008 MEETING MINUTES**

1. Call to Order:

A. Vice Chairman Endlich 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. Bodek, Mr. Endlich, Mr. Kuberski, Mr. Rutledge, Mrs. Satterwhite, and Ms. Zimmerman.

B. Mr. Schlack and Mr. Stemple were absent.

C. Additional attendees included: Mr. David Onorato, Township Solicitor, Mr. Ken O'Brien, McMahon Associates, Ms. Jean Holland, Montgomery County Planning Commission, Mrs. Marie Altieri, Board of Supervisors Liaison, Mr. Lonnie Manai, Township Engineer, Mr. Joseph Dunbar, Township Manger, and Mr. Michael Siegel, Director of Community Development.

4. Approval of Planning Commission Previous Meeting Minutes:

A. Planning Commission Meeting Minutes for May 28, 2008 and July 23, 2008:

1. **MOTION** – Mr. Bodek made a motion to approve the May 28, 2008 meeting minutes. Mr. Kuberski seconded the motion. The motion *passed* 6-0.

2. **MOTION** – Mrs. Satterwhite made a motion to approve the July 23, 2008 meeting minutes. Ms. Zimmerman seconded the motion. The motion *passed* 5-0-1. Mr. Endlich abstained from the vote because he did not attend the meeting.

5. Public Hearing for the Draft Land Use Assumptions Report (LUAR) by Montgomery County Planning Commission:

A. *Mr. Byron Battle was present to create a complete record of testimony.*

B. Mr. Onorato explained that on behalf of the Traffic Impact Fee Committee (TIF), they are holding a hearing during the Planning Commission (PC) meeting so that the PC members can hear details on how this was put together.

C. The following TIF members were present during this hearing: Mr. Michael Siegel, Mrs. Marie Altieri, Mr. Ken O'Brien, Ms. Jeanne Holland, Mr. David Onorato, Mr. John Neilson, Mr. Rick Moscariello, Mr. Brian Keaveney, Mr. Tom Endlich, and Mr. Mark Kuberski.

D. The following items were entered into the record:

1. **Exhibit T1** – Proofs of publication advertised in The Times Herald on August 2 & 8, 2008.

2. **Exhibit T2** – A notice regarding the LUAR with a corresponding CD containing data that was sent on July 25, 2008 to the following Townships: Skippack, Upper Providence, Schuylkill, East Norriton, West Norriton, Upper Merion, Worcester, Colledgeville Borough, and the Methacton School District.

3. **Exhibit T3** – A review letter dated August 15, 2008 from Ms. Jeanne Holland of the Montgomery County Planning Commission.

4. **Exhibit T4** – A draft LUAR dated 2008.

5. **Exhibit T5** – A copy of the 28-page PowerPoint presentation presented by Ms. Holland during this evening's hearing.

E. Mr. O'Brien and Ms. Holland provided testimony relating to the Act 209 TIF Committee's activities, the purpose and specifics of their work, and solicited input. Ms. Holland reviewed Exhibit T5 during her presentation.

- F. There were no questions or comments from the TIF Committee members, the PC members, or the public, relative to the testimony provided.
- G. Mrs. Altieri thanked the TIF Committee for their work toward completing the aggressive schedule of this project.
- H. Mrs. Satterwhite commented that the information provided in the LUAR was informative, helpful, and very thorough. She thanked the TIF Committee for a job well done.
- I. Mr. Onorato indicated that the hearing was closed. The hearing lasted approximately 25 minutes.
- J. Mr. Onorato noted that the committee needs to make a report to the Board of Supervisors. The TIF committee will meet on September 10, 2008, and this will be presented to the Supervisors at their September 18, 2008 meeting. Because there were no public comments, the committee could provide a summary of the hearing and copy of the PowerPoint presentation to the Board as their report.
 - 1. Mr. Dunbar suggested also including any meeting minutes, and feedback that Mr. Siegel might receive from the neighboring Townships. Mr. Siegel has not received any feedback to date.

6. Subdivision and Land Development Reviews:

- A. S-08-04 – Eagle Stream Plaza Preliminary Plan – Major Land Development – HTC Associates:
 - 1. Mr. Louis Gambone, HTC Associates, and Ms. SuSanne Creveling, P.E., the project engineer, were present to discuss this project.
 - 2. Ms. Creveling provided an overview of the project to be located at the intersection of Eagle Stream Drive and Ridge Pike.
 - a) The two-story building will cover a 5,000 sq. ft. footprint, with retail uses on the bottom and four apartments on the second floor.
 - b) Parking will be based on the four apartments plus 5,000 sq. ft. of retail use.
 - c) They propose closing off the current entrance onto Ridge Pike, and using internal connections for traffic flow, as well as an entrance onto Eagle Stream Drive.
 - d) This development will connect to the Providence Place stormwater system.
 - e) There will be a fence along the common property line with the Colonial Shopping Center.
 - f) Eagle Stream Drive will be widened to address traffic concerns, which are being worked out with McMahan Associates.
 - 3. Mr. Endlich asked if they were basically going to comply with the items listed in the older review letter? Ms. Creveling believes so; there are just a few issues to clean up, plus a few waivers.
 - 4. Mr. Siegel noted that this plan is scheduled for a conditional use hearing in September.
 - 5. Ms. Zimmerman questioned how the fourth waiver request, relating to the installation of three shade trees instead of the required eight shade trees, would be handled?
 - a) Ms. Creveling noted that while they can try to fit them on the site, it is already heavily wooded and landscaped. Their issue relates to providing a clear site triangle, which is why they cannot fit all eight trees.
 - b) Ms. Zimmerman suggested that the applicant plant the remaining trees somewhere along Ridge Pike in coordination with Township staff
 - 6. Mrs. Altieri had several logistical questions relating to the plan.
 - a) Mrs. Altieri asked if the loading dock would be striped, and if there was a ramp or sidewalk in the vicinity of that loading dock? Ms. Creveling indicated that it would be striped, and there is a 5' wide sidewalk at grade in this area.
 - b) Mrs. Altieri questioned how residents would access the apartments? Ms. Creveling indicated that they would not enter at the front of the building where the retail uses are.

There would most likely be an entrance on one of the ends or back of the building that accesses a common hallway. They need to include both stair and an elevator.

- c) Mrs. Altieri asked where the restricted resident parking would be located? Ms. Creveling indicated it would be near the residents entrance, in the area of the buffer and open space.
 - d) Mrs. Altieri questioned internal traffic flow and signage. Ms. Creveling showed how they were trying to avoid internal traffic turning conflicts. Traffic will be one-way internally along Eagle Stream Drive.
 - e) Mr. O'Brien asked why they did not use the slanted parking as was discussed during their previous project meetings? Ms. Creveling indicated that the slanted parking caused them to lose parking space and green space.
 - f) Ms. Holland questioned how much impervious coverage there was? Ms. Creveling indicates that it is 68.9% impervious coverage. Ms. Holland indicated this would not meet the conditional use requirements. Ms. Creveling noted that an interpretation they received from Mr. Onorato indicates they do meet three of the five conditional use requirements.
 - g) Mrs. Satterwhite asked if there was an emergency exit for the tenants? Ms. Creveling indicated that they would have two exits as is required by code.
 - h) Mrs. Altieri questioned how the retail signage would appear?
 - (1) Ms. Creveling indicated that they were still contemplating this. They want the signage to be tasteful and controlled to maintain the buildings appearance. She would like input from Township staff.
 - (2) Mrs. Satterwhite suggested printing the business names on the glass doors instead of on the building.
 - (3) Mrs. Altieri stressed the need for restrictions or signage criteria.
 - i) Mrs. Altieri asked why the elevations on the side of the building facing Ridge Pike were staggered? Ms. Creveling indicated that she did not want a long straight line, they can modify this.
 - j) Mr. Kuberski questioned if the use of stone near the top of the building would appear too heavy on top. Ms. Creveling indicated they could change the materials.
 - k) Mr. Bodek noted that for the view of the building from the west, you might be able to see the AC units on top of the building. Ms. Creveling indicated that they do not intend for the AC units to be visible.
 - (1) Mr. Siegel requested that a western elevation of the building be provided.
 - (2) Mr. Bodek requested that a decorative aspect be added to that side.
 - l) Mrs. Altieri questioned the fence. Ms. Creveling showed where the fence runs from the entrance at Colonial Shopping Center down to where it hits the tree buffer.
 - m) Mr. Siegel asked if they could put the retail signs in a small area above the doors? Ms. Creveling indicated this is too small of an area for a sign.
7. Discussion of waiver requests:
- a) Section 123-18A(1) – a waiver request from locating existing features within 200 feet of the site boundary:
 - (1) Ms. Creveling noted that they have submitted a photograph to address this request.
 - (2) **MOTION** – Mr. Bodek made a motion to recommend that the photo be accepted in lieu of the aerial photograph. Mrs. Satterwhite seconded the motion. The motion *passed* 6-0.
 - b) Section 123-33A – a waiver from providing 5-foot separation between the curb and the sidewalk:

- (1) Ms. Creveling explained that they were combining the curbs and sidewalks to make more room for the lane widening on Eagle Stream Drive.
- (2) **MOTION** – Mr. Bodek made a motion to recommend that the waiver be granted based on the stipulation that the applicant will look into moving the sidewalk closer to the interior driving area. Mr. Kuberski seconded the motion. The motion *passed* 6-0.
- c) Section 36.B(1) – a waiver from the 200 foot driveway separation distance:
 - (1) Ms. Creveling noted they are very limited based on the other driveways in the area. They were doing their best to keep the entrance away from the intersection. It is 200 feet from the intersection at Ridge and Eagle Stream.
 - (2) **MOTION** – Ms. Zimmerman made a motion to recommend that the waiver of Section 36.B(1) be granted. Mrs. Satterwhite seconded the motion. The motion *passed* 5-1. Mr. Bodek opposed the motion.
- d) Section 123-50B(1) – a waiver from planting eight shade trees, three are proposed:
 - (1) **MOTION** – Ms. Zimmerman made a motion to recommend that the waiver be granted on the condition that the five additional trees are planted along Ridge Pike at the direction of Township Staff.
 - (a) Mr. Gambone volunteered to plant the remaining five trees along Ridge Pike at the direction of Township Staff.
 - (b) **MOTION SECOND and VOTE** – Mrs. Satterwhite seconded the motion. The motion *passed* 6-1.
- e) Section 123-50B(2) – a waiver from perimeter planting requirements:
 - (1) Ms. Creveling noted they are very limited based on the other driveways in the area. They were doing their best to keep the entrance away from the intersection. It is 200 feet from the intersection at Ridge and Eagle Stream.
 - (2) **MOTION** – Mr. Bodek made a motion to recommend that this waiver be granted. Mr. Kuberski seconded the motion. The motion *passed* 6-0.
- f) Section 123-142.K.3 – a waiver from the screening of service and loading areas:
 - (1) Ms. Creveling explained that because this is a corner lot, they have two rears to the building. They selected the lesser of the obtrusive locations. The site sits slightly above Eagle Stream Drive, so you shouldn't see the striping
 - (2) **MOTION** – Mr. Kuberski made a motion to recommend that the waiver be granted. Mr. Bodek seconded the motion. The motion *passed* 6-0.
- 8. **MOTION** – Mr. Bodek made a motion to grant preliminary plan approval with the waivers and stipulations previously recommended. Mrs. Satterwhite seconded the motion.
 - a) Mr. Chuck Gelban, 13 Oakland Avenue, commented that he will be looking at this building, and requested that they make every effort to keep this from becoming and eyesore.
 - (1) Ms. Creveling noted there is so much buffering for the townhouses; Mr. Gelban probably won't have a direct visual of the building.
 - (2) Mr. Gelban asked if the apartment rentals would be done according to code? Ms. Creveling indicated they would.
 - (3) Mr. Gelban asked if the dumpster would be visible? Ms. Creveling indicated that it would be shielded from view.
 - b) **MOTION VOTE** – The motion *passed* 6-0.

7. Other Business:

A. Old Business –

1. None.

B. New Business –

1. Mr. Siegel announced that the Township is receiving an award from the PA Horticultural Society for the still meadow stormwater basin in Collegeville. They are receiving a Community Greening Award.

8. Adjourn

- A. **MOTION** – Mrs. Satterwhite made a motion to adjourn the meeting. Mr. Bodek seconded the motion. The motion *passed* 6-0. The meeting ended at 8:42 p.m.

Next Meeting: September 24, 2008 – Regular Meeting
October 22, 2008 – Regular Meeting