

**LOWER PROVIDENCE TOWNSHIP
VILLAGE COMMERCIAL COMMITTEE MEETING
MARCH 4, 2008 MEETING MINUTES**

1) Public Meeting: Call to Order

- a) Supervisor DiPaolo called the public meeting to order at 7:00 p.m.

2) Roll Call:

- a) The following committee members were present: Mrs. Bateman, Mr. DiPaolo, Mr. Hager, Mr. Ferraro, and Mr. Stemple.
- b) Mr. Borai, Mr. Comroe, Mrs. Maris, and Mr. Ozorowski were not in attendance. Mrs. Satterwhite was excused for medical reasons.
- c) Also present was Watson Olszewski from the Montgomery County Planning Commission. Mr. Michael Siegel, Director of Community Development, arrived near the end of the meeting.

**3) Discussion of Proposed Evansburg Village Commercial Ordinance,
Draft November 13, 2007, and revised March 4, 2008:**

- a) The committee reviewed the updated document: Proposed Evansburg Village Commercial Ordinance, Draft November 13, 2007, as revised March 4, 2008.
- b) Mr. DiPaolo explained that this meeting was a work session to discuss Mr. Olszewski's document "Proposed Evansburg Village Commercial Ordinance, Draft Modified Classes of Permitted Uses, February 22, 2008," and the action items from the February 18, 2008 meeting.
- c) Mr. Olszewski reviewed the logic behind changes incorporated into the uses at the last meeting. He noted that they must ensure that standards that applied to two classes of uses will still apply with three classes of uses.
- d) Mr. Hager commented that there should be a good mix of residential and commercial uses, but is concerned with the impact of additional religious uses.
 - i) Mr. Olszewski noted that is where conditional use standards come into play and can be applied to such a use.
 - ii) Mr. Olszewski noted that if you remove the use, the existing churches would remain as non-conforming uses, but if they should leave a new church could not come in.
 - iii) There was a lengthy discussion to discuss the positive and negative impacts relating to "place of worship" use.
 - iv) **ACTION ITEM** – Mr. Siegel needs to verify/identify if there exist churches in residential areas within the Township.
 - v) It was noted that there are existing churches in or near residential areas in the Township.
 - vi) Mr. Ferraro does not have a problem with leaving this as a Class Two use, and they would have to follow rules for hours of operation etc. Mr. DiPaolo is not sure if legally they can limit hours of operation for religious uses.
 - vii) Mr. Olszewski read an official definition for religious uses and how they are considered under the law. Institutional use standards apply, and it should be for non-profit use.
 - viii) Mr. DiPaolo thinks this should be listed under Class Three so conditional use will apply. Mrs. Bateman thinks this would prevent non-traditional churches from being established.
 - ix) Mr. Hager would like to move the use to Class Three. Mr. Stemple and Mrs. Bateman concurred. Mr. Ferraro thinks this could present problems for the Township. There was additional discussion relating to the impacts of such a use.
 - x) **ACTION ITEM** – Place of worship will be moved to Class Three uses.
- e) Mr. Stemple is concerned with item 58 for multi-family use in Class Two, and thinks this should also be moved to Class Three.
 - i) Mr. Hager thinks such a use can cause problems in a neighborhood.

- ii) Mr. Olszewski questioned how many buildings exist where four units could be created in this district? It was noted that there are a few places this could occur.
 - iii) Mr. Olszewski provided detail on what a multi-family dwelling would include.
 - iv) Mr. Hager thinks it is best to exclude this use from this district. He would rather see a small commercial use with the owners living on top. Mr. Stemple concurred with that concept.
 - v) Mr. DiPaolo noted that if this use is removed, they could still have two units, and any existing units would be grandfathered.
 - vi) The committee was in favor of removing the use entirely.
 - vii) **ACTION ITEM** – The “multi-family conversion with no more than 4 units” use will be removed entirely from the ordinance and list of uses.
- f) Mr. Ferraro asked the difference between a produce store and a fruit and vegetable market?
 - i) Mr. Stemple said that a fruit and vegetable market would sell primarily fruit and vegetables, but a produce store would sell other things like pasta, bread etc.
 - g) Mr. Hager questioned what the issue was with fitness center and sports club or health spa at a previous meeting? Mr. DiPaolo noted they were just trying to tighten up the ordinance by redefining the uses.
 - i) **ACTION ITEM** – Mr. Siegel needs to provide a definition for “indoor fitness center.”
 - h) The committee members indicated that they were OK with the list of uses with tonight’s changes.
- 4) Discussion of Audubon Area Map:**
- a) Mr. DiPaolo distributed colored maps of the Audubon area with the label “2791 Egypt Road” on top.
 - b) Mr. DiPaolo noted that at the next meeting he would like to get back into geography, and decide if they want to expand the VC area in Audubon, and deal with the Leo White situation at Egypt Road and Pinetown Road.
 - c) Mr. DiPaolo explained that the property owners at 2791, 2789, 2787, and 2785 Egypt Road have all requested going to VC. He would like to invite Maria Parisi at 2791 Egypt Road in to a meeting to discuss this request.
 - d) The committee needs to determine if they want to expand the VC district in this area. 2789 and 2793 are currently residences, and 2787 and 2785 are businesses. 2793 is the tag shop. 2787 is the hairdresser, and 2785 is the flag shop. 2783, who has not make a request, is residential. They discussed natural barriers on Park and Egypt.
 - e) Mr. Ferraro questioned where businesses would park? Mr. DiPaolo noted they would have to comply with Township parking standards, perhaps using cross-access easements in the rear of the parcels to create a parking area. This would be done over time.
 - f) Mrs. Bateman indicated they would need to require high buffering standards for adjoining residential areas.
 - g) Mr. Ferraro suggested calling all of the neighbors in this area or sending them a notice to let them know what this committee is doing.
 - h) Mr. Hager thought that most of the people in this area would like to see it go VC.
 - i) The committee discussed the current uses in that area, and questioned if any district limits home based businesses. Mr. Olszewski asked if there was any district that allowed conversion of residences into offices or commercial businesses? Mr. DiPaolo does not think they have something other than PBO. Mr. Olszewski indicated that he could try to prepare something that would address a use between residential and VC, where you are converting a house into a business.
 - j) **ACTION ITEM** – Mr. DiPaolo requested that the committee members drive down and look at that area of the Township prior to the next meeting, and also at the Pinetown and Egypt Road area. They need to make a decision on Mr. White’s property.
 - k) Mr. Siegel arrived at this point in the meeting. He explained that current situation regarding action by the Township relating to Mr. White’s property. There are currently two enforcement actions against him.
 - l) Mr. DiPaolo noted that at the next meeting they would try to finalize the Evansburg VC Ordinance. He would also like everyone to think about buffering standards.

5) Upcoming Meeting:

a) The next meeting will be March 18, 2008 at 7 p.m.

6) Adjournment:

a) The meeting adjourned at 8:30 p.m.