

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS BUSINESS MEETING
OCTOBER 5, 2017**

Call to Order: Chairwoman Eckman called the meeting to order at 7:30 p.m.

Pledge of Allegiance

Roll Call:

- a. The following members were in attendance: Chairwoman Eckman, Supervisors Duffy, Sorgini and Zimmerman.
 - b. Also in attendance were: John Rice, Township Solicitor; Don Delamater, Township Manager; William Roth, Director of Special Projects and Technology; Mike Mrozinski, Community Development Director; Tim Woodrow, Township Engineer; Geri Golas, Assistant Township Manager; John Primus, Director of Public Works and Stanley Turtle, Chief of Police
- Chairwoman Eckman announced that prior to the meeting the Board met to discuss real estate, and legal matters. She also announced that the Board would return to Executive Session at the end of the meeting.

1) Consent Agenda

- A) **MOTION:** Supervisor Zimmerman made a motion to approve consent agenda 1(a), moving the meeting minutes of September 21, 2017 and the September 25, 2017 Budget Meeting into the record. Supervisor Sorgini seconded the motion. The motion *passed* 4-0.

2) New Business

- A) Discussion of LD 17-08, HTC Builders, two-lot subdivision at 141 Appledale Road.
 - i) Mr. Mrozinski reviewed the proposal.
 - ii) Su Creveling, the project engineer, presented the preliminary/final plan to the Board of Supervisors.
 - (1) Chairwoman Eckman confirmed that this was a flag lot but the frontage fits the standards of the ordinance.
 - (2) Supervisor Sorgini asked if an easement is in place for access to the stormwater management facilities. Ms. Creveling said that the applicant is happy with whatever Mr. Woodrow and Mr. Primus decide for access.
 - iii) Solicitor Rice asked if there were any issues with the review letters. Ms. Creveling said there were not and they will meet with TCA regarding the trees on the lot.
 - iv) Solicitor Rice said that a resolution for approval will be considered at the next Board of Supervisors Meeting.
- B) Discussion of LD-17-03, Lidl US, proposed grocery store, Ridge Pike and Trooper Road.
 - i) Mr. Mrozinski reviewed the proposal.
 - ii) Matt McHugh, solicitor for the applicant, presented the application to the Board of Supervisors. He introduced Scott Logan from Lidl, Kevin McCartney from Bohler Engineering and Eric Mountz from Traffic, Planning and Design and said they would be available to answer more detailed responses to any questions. He said they will comply with the majority of all review letters with the exception of the five requested waivers.
 - iii) Scott Logan, development manager with Lidl US, reviewed the scope of the Lidl's business.
 - iv) Kevin McCartney from Bohler Engineering, reviewed the site plan and Lidl's proposal. He reviewed the changes and improvements to the plan that have been made in response to

review letters including the proposed signage requested by the Township as an entry point into the Township.

(1) Mr. Woodrow discussed the removal of parking spots to include more green space on the lot. He thanked the applicants for including this improvement.

(2) Mr. Logan explained how the parking ratio was determined.

v) Eric Mountz, of Traffic, Planning and Design, reviewed the traffic impact study and traffic plan for the site as well as improvements that will be made to the intersection in conjunction with the Township's capital improvement plans.

(1) Supervisor Sorgini asked about the left hand turn from Ridge Pike. Discussion was held regarding that traffic movement, including the creation of a turning lane with a stacking rate of two vehicles. The applicant stated they worked extensively with McMahon & Associates to work through the turning issues and all parties feel comfortable with the result.

(2) Mr. Mountz also reported that the applicant will pay a traffic impact fee of approximately \$375,000.

(3) Mr. Mrozinski noted that adaptive signals will also be installed at both the Trooper Road and Park Avenue intersections of Ridge Pike.

(4) Solicitor Rice asked if the applicants had any issues with the McMahon review letters. They stated they will comply with all requests.

(5) Chairwoman Eckman asked if PennDOT will review the stacking lane for the HOP approval. The applicant said that PennDOT would review the issue prior to approval.

vi) Board Questions

(1) Supervisor Sorgini asked if the buffer between the development and the residential area included a fence or just a berm. Mr. Mountz said that a fence will also be constructed and a row of evergreens will be planted that meet the Township's standards. Mr. Woodrow said the standard height for evergreens is between six and eight feet. Mr. Woodrow also said that they have no problem with the proposed impervious coverage.

(2) Chairwoman Eckman questioned the cart corral. Mr. Logan said that it is Lidl's practice to have carts at the store entrance and have store employees retrieve any carts left in the parking lot. Chairwoman Eckman said that if the Township finds that carts in the parking lot becomes an issue she'd like a requirement that, within a set amount of time post-opening, cart corrals would be required.

vii) Public Comment

(1) Mr. Furey, attorney on behalf of Don Thomas, reviewed his client's relationship with the project and the requests he has made to the applicant. He expressed concerns about the location of the trash enclosure and proposed an alternative location. Mr. Furey asked for clarification of the proposed signage. Solicitor Rice said that no sign is currently proposed and the applicant will need to come in with a sign permit. Mr. Furey expressed his concern about the buffer between Lidl and his client and asked that the Board help facilitate a meeting between Mr. Thomas, Lidl, and staff to discuss buffering issues. He said good planning would have the fence be placed on the setback line so the residents get the benefit of the setback rather than the business.

(2) Gary Neights, Condor Drive, asked if there had been any assessment of the traffic impact of the development. Solicitor Rice said a traffic impact study had been filed and he said that he could get a copy of that from the Township. He asked if he could get an idea of what that impact is. Solicitor Rice said that information is in the report but there would be

no presentation at the meeting, noting that the Township Traffic engineer was not in attendance. He said Mr. Neights was welcome to see the review letters and get a copy of the study. Mr. McHugh said that all of the information was in the traffic study regarding the traffic impact for the area.

viii) Mr. McCartney reviewed the requested waivers, which were all recommended for approval by the Lower Providence Planning Commission.

(1) Section 123.37E: A partial waiver to allow parking spaces to be located closer than 20 feet to the ultimate right of way.

(2) Section 123.37E: A partial waiver to allow parking spaces to be located closer than 10 feet from three sides of any building.

(3) Section 123.37L(2)(a): A partial waiver to not provide an 8-foot wide planting strip separating facing rows of parking stalls.

(4) Section 123.37C: A waiver to allow more than 18 contiguous parking spaces in one uninterrupted row.

(5) Section 123.142.H(4): A waiver to allow sidewalk to be separated from the curbline by less than four feet of grass and landscaped area.

(a) Supervisor Duffy confirmed that waivers are for improvement of traffic flow around the store for shoppers and commuters; for the improvement of the roadways at the two intersections impacted by the development; and that a traffic impact fee will be paid that will improve traffic around the Township. The applicant agreed with Supervisor Duffy's assessment.

ix) Solicitor Rice said that a resolution will be prepared and presented to the Board for consideration.

3) Announcements

A) The Parks & Recreation Board meeting will be held October 10 at 7 p.m.

B) The Sewer Authority will meet on October 11 at 7:30 p.m.

C) The Library Board of Trustees meeting will be held October 16 at 7 p.m.

D) The Township's 30th annual Fall Festival will be held October 7 from 11 a.m. to 4 p.m. in Eagleville Park. Details can be found at www.lptrec.com

4) Adjournment

A) **MOTION:** Supervisor Zimmerman made a motion to adjourn the meeting. Supervisor Sorgini seconded the motion. The motion *passed* 4-0. The meeting adjourned at 8:30 p.m.

Next Business Meeting: October 19, 2017
November 2, 2017