

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
SEPTEMBER 23, 2020 MEETING MINUTES**

1) Call to Order

A) Chairman Kuberski called the Zoom Virtual meeting to order at 7:00 p.m.

2) Roll Call:

A) The following board members were in attendance: Mr. David Atkins, Mr. William Brooke, Ms. Virginia Kricun, Mr. Mark Kuberski, Mr. Patrick Neary, Ms. Susan LaPenta, and Ms. Kristina O'Donnell.

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Mr. Tim Woodrow, Woodrow & Associates; Mr. Casey Moore, McMahon Associates; Mr. John Miklos, Montgomery County Planning Commission; Ms. Cara Coless, Board of Supervisors Liaison.

3) Approval of Planning Commission Meeting Minutes of August 26, 2020.

A) **MOTION:** Motion by K. O'Donnell, second by V. Kricun to move the minutes of August 26, 2020, as corrected, into the record. The motion *passed* 7-0.

4) Old Business – Consideration of LD-20-02 preliminary/final minor land development plans for Salters Fire Damage Rebuild, 3130 Ridge Pike. Applicants revision reflects comments made by the Township Engineer.

A) Requested Waivers – Revised List:

1. **MOTION: §123-18** – Existing features 200' beyond the property line shall be shown. The applicant has provided pertinent data and supplied an aerial photograph to the satisfaction of Township consultants. **Motion** by W. Brooke, second by D. Atkins to recommend grant of waiver. Motion *passed* 7-0.
2. **§123-32** – No curb or storm sewer changes are proposed for this project as it is a reconstruction of an existing use. The applicant asks for a deferral from this requirement.
3. **§123-33** – Sidewalks: this is a partial waiver requested for a paver walkway. Recommendation of granting of partial waiver request was passed at Planning Commission meeting of August 26, 2020.
4. **§123-37.E** – Parking spaces shall be located 20' away from any property boundary. Recommendation for granting of waiver request passed at Planning Commission meeting of August 26, 2020.
5. **MOTION: §123-37.L.(4)** – Landscaping is an existing non-conformity and will not be altered for this section. **Motion** by P. Neary, second by W. Brooke, to recommend a partial waiver for the area that is currently macadam. Motion *passed* 7-0.
6. **MOTION: §123-37.P** – Loading spaces. **Motion** by W. Brooke, second by K. O'Donnell, to recommend granting of waiver for dedicated loading spaces with requirement of posting of

signage and painting of standard parking lot spaces with designation as available loading area. Motion *passed* 7-0.

7. **MOTION: §123-43 – Stormwater management:** The proposed conditions will decrease impervious coverage and will not alter drainage patterns. **Motion** by W. Brooke, second by V. Kricun, to recommend partial waiver. Motion *passed* 7-0.
8. **MOTION: §123-50 – Landscaping:** The applicant is working with the Township consultant. **Motion** by K. O'Donnell, second by W. Brooke, to recommend granting of partial waiver with fee in lieu of required landscaping. Motion *passed* 7-0.
9. **§123-52 – Shade Trees:** Recommendation to grant waiver conditioned on provision of a fee in lieu of tree planting passed at Planning Commission meeting of August 26, 2020.
10. **§123-55** – There are no changes to the site lighting proposed as part of this reconstruction project. **Request** for waiver **withdrawn** by applicant.
11. **§123-58—Performance Guarantee.** Request for waiver deferred to Board of Supervisors.
12. **Part 6 – Recreation Land and Fees – Article XIX:** this waiver request is for all items of this section. Request for waiver deferred to Board of Supervisors.

Impact Fees:

Park and Rec: \$13,018.50 Applicant will be requesting a waiver from BOS

MOTION by W. Brooke, second by K. O'Donnell to recommend Preliminary/Final Minor Land Development Plan approval for LD-20-02 – Salters Building. Motion *passed* 7-0.

5) Motion to Adjourn:

- A) **MOTION:** Motion by W. Brooke, second by V. Kricun to adjourn. The motion *passed* 7 – 0. Meeting adjourned at 7:39 PM.

Next Scheduled Meeting: October 28, 2020 – 7:00 PM