

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
APRIL 28, 2021 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. William Brooke, Ms. Virginia Kricun, Mr. Mark Kuberski, Mr. Patrick Neary, Ms. Susan LaPenta, Mr. Frank McDonough, and Ms. Kristina O'Donnell.

B) Also in attendance: Mr. Michael Mrozinski, Community Development Director; Mr. Peter MacFarland, Board of Supervisors' Liaison; Mr. Peter Nelson, Solicitor; Mr. Lonnie Manai, Woodrow & Associates; Mr. John Miklos, Montgomery County Planning Commission.

3) Approval of Planning Commission Meeting Minutes of March 24, 2021.

A) **MOTION: Motion** by W. Brooke, second by F. McDonough to move the minutes of March 24, 2021, into the record. The motion *passed* 7-0.

4) New Business – Consideration of LD-21-02 preliminary/final major land development plans for the Montgomery County EOC-Archives Building, 60 Eagleville Road.

After brief summarization by M. Mrozinski of the proposed project & responses by consultants, P. Neary noted that the list of requested waivers (with the exception of two) were the same as had received recommendation for grant of waiver by the Planning Commission in March. Brief discussion followed during which M. Kuberski read the detail of the two additional waiver requests, and it was noted that both received Township Engineer approval.

A) Requested Waivers:

1. **§123-31** – To not provide additional right-of-way or improve the existing streets bordering the overall property. We are only developing approximately eight acres of a 160-acre property which has previously been developed.
2. **§123-32** – To not provide curbs along the existing streets bordering the overall property. We are only developing approximately eight acres of a 160-acre property which has previously been developed.
3. **§123-33** – To not provide sidewalks along the existing streets bordering the overall property. We are only developing approximately eight acres of a 160-acre property which has previously been developed.
4. **§123-52** – To not provide additional shade trees along the existing streets bordering the overall property. We are only developing approximately eight acres of a 160-acre property which has previously been developed.

5. **Appendix A - §111.1** – From installing survey monuments at all property corners. The project area is small in relation to the large overall property boundary, and there are no new lots being created.
6. **§129-19.C.(2)** From providing Class III reinforced concrete pipe to allow High Density Polyethylene Pipe for all pipes except the outlet pipe for the detention basin which shall remain RCP. HDPE pipe is recognized by PennDOT as an acceptable storm pipe material. The storm sewers will be privately owned and maintained by the County.
7. **§129-19.C.(3)** We request that the roof drain storm sewers be allowed to be 12” diameter instead of 15” since the roof drains are connected to 4” diameter pipes exiting the building. Fifteen-inch diameter pipes far exceed the hydraulic capacity needed for the roof drain collection system.
8. **§129-19.H.(10)** To allow a flat bottom in the detention basin per current DEP regulations for a Managed Release Basin instead of providing a 2% slope to promote recharge within the soil amendment areas.
9. **§129-19.H.(12)** To allow the emergency spillway to use NAG TRM P300 instead of reinforced concrete checker blocks. The NAG-TRM P300 is a permanent 100% UV stable polypropylene fiber which allows the grass to grow through it making it easier to maintain and eliminating the concern of grass dying out between the checker block pavers.
10. **§129-20.F** To follow current DEP regulations for predeveloped impervious area credit of 20%.

MOTION by W. Brooke, second by P. Neary to recommend grant of all ten (10) requested waivers as listed in the Planning Commission Executive Summary of April 21, 2021. Motion *passed* 7-0.

MOTION by V. Kricun, second by W. Brooke to recommend Preliminary/Final Major Land Development Plan approval for LD-21-02 – Montgomery County EOC-Archives Building, provided all review comments in consultants’ response letters are addressed. Motion *passed* 7-0.

5) Motion to Adjourn:

- A) **MOTION:** Motion by P. Neary, second by W. Brooke to adjourn. The motion *passed* 7-0. Meeting adjourned at 7:40 PM.

Next Scheduled Meeting: May 26, 2021 – 7:00 PM