

**LOWER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION MEETING  
DECEMBER 19, 2018 MEETING MINUTES**

**1) Call to Order**

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

**2) Roll Call:**

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

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Tim Woodrow, Township Engineer; and Maggie Dobbs, Montgomery County Planning Commission.

**3) Approval of Planning Commission Minutes of November 28, 2018**

A) **MOTION:** Mr. Brooke made a motion to move the minutes of November 28, 2018 into the record. Mr. Atkins seconded the motion. The motion *passed* 7-0.

**4) New Business**

A) Consideration of S-18-04 – Preliminary/Final Minor Subdivision Plan – Samar - Featherbed

i) Mr. John Samar presented his plan to subdivide an existing residential lot to create an additional lot.

(1) Discussion was held regarding the physical aspects of the lot and how that impacted the requested waivers.

(2) Mr. Woodrow notified the applicant that the DEP would also need to approve the land development due to the changes in existing sewer.

(3) Ms. Dobbs discussed the replacement tree and it was noted that the applicant will comply with the recommendation.

ii) **MOTION:** Mr. Brooke made a motion to approve the waiver request for section 123-39.F. Ms. O'Donnell seconded the motion. The motion *passed* 7-0.

iii) **MOTION:** Mr. Akers made a motion to deny the request for a waiver from Section 123-32A and Section 123-33 requesting relief from installing sidewalks and curbing. Mr. Brooke seconded the motion. The motion *passed* 7-0.

(1) The applicant noted that without the sidewalk waiver the project will not be able to go forward as planned

iv) Shaun Forser, Woodsedge Dr., expressed concern with the proposed project including the proximity to his property.

v) **MOTION:** Ms. O'Donnell made a motion to approve the Preliminary/Final Minor Subdivision Plan, contingent upon complying with all storm water management requirements. Mr. Brooke seconded the motion. The motion *passed* 7-0.

B) Consideration of LD-18-07 Preliminary/Final Land Development Plan – 28 Eagleville – HTC

i) Sue Crevaling, on behalf of the applicant, reviewed the Preliminary/Final Land Development to construct a construction office and shop in the Ridge Pike Business District.

ii) Discussion was held regarding the installation of curbing and sidewalks.

iii) Discussion was held regarding the nuisances associated with lighting, parking and noise.

iv) Discussion was held regarding storm water management issues on the property.

v) Maggie Dobbs questioned the validity of the application meeting the bonus provisions of the ordinance. Discussion was held regarding the bonus provisions. Mr. Mrozinski suggested that

the issue be kept open and allow the Supervisors and Solicitors to determine if the bonus provision be allowed.

- vi) **MOTION:** Chairman Kuberski made a motion to grant a waiver for Section 123-32 requesting to defer curbing until further road improvements are installed. Mr. Atkins seconded the motion. The motion *passed* 7-0.
  - vii) **MOTION:** Mr. Brooke made a motion to grant a waiver for Section 123-33 with a fee in lieu of. Mr. Kricun seconded the motion. The motion *passed* 7-0.
  - viii) **MOTION:** Ms. LaPenta made a motion to grant a waiver for Section 123-34.F as the the applicant is requesting a 50-foot site triangle. Mr. Brooke seconded the motion. The motion *passed* 7-0.
  - ix) **MOTION:** Mr. Brooke made a motion to grant a waiver from Section 123-34.H as the applicant is a 15-foot radius arc at the intersection of the pavement edge/curb line. Mr. Akers seconded the motion. The motion *passed* 7-0.
  - x) **MOTION:** Mr. Brooke made a motion to grant a waiver from Section 123-37.C as the applicant is requesting relief from installing curbed parking islands. Mr. Atkins seconded the motion. The motion *passed* 7-0.
  - xi) **MOTION:** Mr. Brooke made a motion to grant a waiver for Section 123-37.E on the PECO side of the property as the applicant is proposing parking located five feet from the property boundary and within 10 feet from the building. Ms. Kricun seconded the motion. The motion *passed* 7-0.
  - xii) **MOTION:** Ms. O'Donnell made a motion to grant a waiver from Section 123-37.L(4) with stipulation that trees be placed elsewhere on the property or a fee be paid in lieu of. Mr. Brooke seconded the motion. The motion *passed* 7-0.
  - xiii) **MOTION:** Mr. Brooke made a motion to grant a waiver from Section 123-37.0 as the applicant is requesting a reduction of the drive aisle width to 20.0 feet. Ms. O'Donnell seconded the motion. The motion *passed* 7-0.
  - xiv) **MOTION:** Mr. Brooke made a motion to grant a waiver from Section 123-037.P as the applicant is requesting relief from providing and off-street loading area. Mr. Atkins seconded the motion. The motion *passed* 7-0.
  - xv) **MOTION:** Mr. Brooke made a motion to grant a partial waiver from Section 123-50.C(1) requiring only one row of evergreens along the basin. Ms. Kricun seconded the motion. The motion *passed* 7-0.
  - xvi) **MOTION:** Mr. Brooke made a motion to grant a waiver from Section 123-110.H(1): As the applicant is requesting a waiver from connecting the street frontage sidewalk to the front building entrance, parking areas, central open space and other destination that generates pedestrian traffic. Mr. Atkins seconded the motion. The motion *passed* 7-0.
  - xvii) **MOTION:** Mr. Brooke made a motion to grant Preliminary/Final Land Development Plan for LD-18-07 providing the applicant meets three of the five bonus provisions and complies with all review letters. Ms. LaPenta seconded the motion. The motion *passed* 7-0.
- C) Consideration of LD-18-08 Preliminary/Final Land Development Plan of 100 Eagleville Road – Eagleville Hospital
- i) Joe Clement, on behalf of the applicant, reviewed the Preliminary/Final Land Development Plan. Mr. Clement reviewed the consultant letters and the requests for waivers.

- ii) **MOTION:** Mr. Brooke made a motion to grant a waiver from Section 123-31.D.(2) to keep the existing cartway width of Eagleville Road to remain as is, and less than the minimum required 30 feet. Ms. Kricun seconded the motion. The motion *passed* 7-0.
- iii) **MOTION:** Mr. Brooke made a motion to grant a waiver from Section 123-32 to not construct curbing along the property frontage of Eagleville Road and along Prison Farm Road. Mr. Atkins seconded the motion. The motion *passed* 7-0.
- iv) **MOTION:** Ms. Kricun made a motion to grant a waiver from Section 123-33 to not construct sidewalk along Eagleville Road and Prison Farm Road. Mr. Brooke seconded the motion. The motion *passed* 6-1 with Mr. Akers in opposition.
- v) **MOTION:** Ms. O'Donnell made a motion to grant the balance of the waivers (numbers 4-11) in the Bohler Letter dated December 19, 2018. Mr. Brooke seconded the motion. The motion *passed* 7-0.
- vi) **MOTION:** Mr. Brooke made a motion to approve the Preliminary/Final Land Development Plan LD-18-08 Eagleville Hospital provided the applicant complies with all consultant letters. Ms. O'Donnell seconded the motion. The motion *passed* 7-0.

**D) Consideration of proposed Official Map adoption – Ridge Pike West.**

- i) Mr. Mrozinski reviewed the request by County Planners to create an official map with additional roadway networks to cut down on curb cuts onto Ridge Pike. Provides pathways for alternatives to Ridge Pike so there is some leverage when developers come into the township.
- ii) Maggie Dobbs reviewed the map, stating that this will help achieve the goal of improving multi-modal transportation options along Ridge Pike West as well as be a tool for long-term planning projects. Discussion was held regarding how local property owners will be affected.
- iii) Mr. Woodrow defined the term “official map”. Discussion was held regarding resident’s input on the process.
- iv) **MOTION:** Ms. O'Donnell made a motion to adopt the Official Map. Mr. Brooke seconded the motion. The motion *passed* 7-0.

**5) Motion to Adjourn:**

- A) **MOTION:** Mr. Brooke made a motion to adjourn. Mr. Atkins seconded the motion. The motion passed 7-0. The meeting adjourned at 9:20 p.m.

**6) ADDITIONAL COMMENTS**

- A) Maggie Dobbs, Montgomery County, discussed the possibility of creating an ordinance that creates natural resource protections post-development.

**Next Meeting:** January 23, 2018 – 7 p.m.