

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
FEBRUARY 27, 2019 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 Atkins, Mr. William Brooke, Ms. Ginny Kricun, Mr. Mark Kuberski, Ms. Susan LaPenta and Ms. Kristina O' Donnell.

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Peter Nelson, Solicitor; Maggie Dobbs, Montgomery County Planning Commission and Gary Neights, Board of Supervisors Liaison.

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

A) **MOTION:** Mr. Brooke made a motion to move the minutes of November 28, 2018 into the record. Ms. O'Donnell seconded the motion. The motion *passed* 6-0.

4) Reorganization:

A) Appointment of temporary Chairperson:

i) Mike Mrozinski was appointed temporary chairperson and called for nominations

B) Election of Chairperson:

i) **MOTION:** Ms. O'Donnell made a motion to appoint Mark Kuberski as Chairperson. Mr. Brooke seconded the motion. The motion *passed* 6-0.

C) Election of Vice Chairperson

i) **MOTION:** Ms. Kricun made a motion to appoint Kristina O'Donnell as Vice Chairperson. Mr. Kuberski seconded the motion. The motion *passed* 6-0.

5) Presentation:

A) Concept plan for 420 Church – 26 Single family detached homes – Tony Branca

i) Eric Fry, on behalf of the applicant, presented the plan

ii) Ms. O'Donnell asked how much water would be added to the swale. Mr. Fry said it would actually be directed away from the swale. Discussion was held regarding stormwater management.

iii) Ms. Kricun asked for the topography of the proposed exit onto Church Road including street Trees and other vegetation. The applicant described the landscaping process and said they would comply with the Township ordinance.

iv) Ms. O'Donnell asked if an HOA would be created. The applicant said one would probably need to be created for maintenance requirements unless the Township takes ownership of the basin or roadway.

v) Discussion was held regarding design of house as well as the appropriate access for emergency access.

vi) The applicant said they will be asking for a text amendment to the zoning ordinance.

Currently the ordinance calls for single family homes and they are using the Evansburg Road development as a template to create village-style development with fewer lots and lesser density. Discussion was held regarding the size of the rear yard as well as the text amendment that will be requested.

vii) Ms. Kricun confirmed that there will be public water and sewer.

viii) Ms. LaPenta asked about the design of the houses which will have two stories and a basement. The applicant said they will entertain other designs if they fit within the ordinance.

- ix) Discussion was held regarding impervious coverage, who would be monitoring the shed restrictions and the layout of the development, the storm basin and the installation of sidewalks.
- x) Maggie Dobbs expressed concerns about the driveways onto Church. She also discussed the open and recreational spacing.
- xi) Mr. Neights suggested adding electric car outlets to garages as the trend is only swinging upward. He discussed stormwater issues.

6) Old Business

A) Consideration of LD-18-05 Preliminary/Final Land Development Plans for Evansburg Winery, 3855 Germantown Pike

- i) Brad Grauel, on behalf of the applicant, reviewed the Preliminary/Final Land Development and discussed the outstanding review letter and county permit issues.
- ii) Mr. Mrozinski said that conditional use approval has been granted by the Zoning Hearing Board.
- iii) A waiver was requested to remove the Heritage Tree on the property as there is no way to save it in order to manage the driveway. Discussion was held regarding the tree and options for granting the waiver. Discussion was held regarding the shared driveway.
- iv) Mr. Blatt discussed how he anticipates the business to run and how the outdoor and entertainment space would be incorporated.
- v) Discussion was held regarding parking for events and normal use.
- vi) Mr. Mrozinski said all signs will have to meet the zoning requirements and the applicant agreed.
- vii) Waiver Requests:
 - (1) **MOTION:** Ms. O'Donnell made a motion to grant a partial waiver from Section 123-32 requiring storm sewers to be installed along all existing streets. Ms. Brooke seconded the motion. The motion *passed* 6-0.
 - (2) **MOTION:** Mr. Brooke made a motion to grant a partial waiver from Section 123-31.D(2) requiring Germantown Pike to be improved to a minimum cartway width of thirty feet, including two twelve-foot travel lanes plus two three-foot paved shoulders. Mr. Atkins seconded the motion.
 - (a) Mr. Nelson said he had no issues with this waiver request.
 - (b) The motion *passed* 6-0.
 - (3) **MOTION:** Mr. Brooke made a motion to grant a waiver from Section 123-114.B(6)(B) granting removal of a Heritage Tree.
 - (a) Mr. Atkins asked if there were any other trees of that height on the property. Mr. Gruel said there were not.
 Mr. Atkins seconded the motion. The motion *passed* 6-0.
- viii) Mr. Mrozinski said that, under advisement of the Township Engineer, waiver requests 4 through 14 on the Planning Commission Executive Summary may be made in a single motion. Discussion has had regarding the rain garden requirements and the Checkerblock emergency spillway requirements. Supervisor Neights asked for clarification of the rain capacity and Maggie Dobbs asked about fencing or vegetation around the basin. The applicant said the landscape architect would be designed a naturalized barrier for the basin. Discussion was held regarding guinea fowls as a possible pest control measure.

- ix) **MOTION:** Mr. Brooke made a motion to grant waivers number 4 through 14 on the Executive Planning Commission Executive Summary (attached). Ms. Kricun seconded the motion. The motion *passed* 6-0.
- x) **MOTION:** Ms. O'Donnell made a motion to approve preliminary/final land development for LD-198-05 – Backyard Winery, conditioned upon compliance with all consultant review letters and review letter from the Montgomery County Planning Commission. Mr. Atkins seconded the motion. The motion *passed* 6-0.
- xi) Mr. Neights suggested they put in electric charging stations as selling point. He said there is grants available to assist with this effort.

7) Board Comments

- A) Ms. Kricun asked about reviewing the proposed clean-up ordinance of the six residential zoning districts. Mr. Mrozinski discussed the ordinance and why it was being reviewed. Mr. Nelson suggested that they each take a 10-page portion of the ordinance for review rather than trying to comprehend the entire document. He said that there are no major changes but that they are being put in an easier way to follow and a new section was created with all the definitions of uses. Maggie Dobbs said she will also be sending out a review letter.
- B) Alex Nicholas from the Montgomery County Planning commission introduced himself to the Board

8) Motion to Adjourn:

- A) **MOTION:** Mr. Brooke made a motion to adjourn. Mr. Atkins seconded the motion. The motion passed 6-0. The meeting adjourned at 8:20 p.m.

Next Meeting: March 27, 2019 – 7 p.m.