

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
MARCH 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 Mr. Patrick Neary.

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Peter Nelson, Solicitor; Lonnie Manai, Township Engineer; Maggie Dobbs, Montgomery County Planning Commission; and Michelle Eve, Traffic Consultant; and Gary Neights, Board of Supervisors Liaison.

3) Approval of Planning Commission Meeting Minutes of February 27, 2018

A) **MOTION:** Mr. Brooke made a motion to move the minutes of February 27, 2018, as corrected, into the record. Ms. Kricun seconded the motion. The motion *passed* 6-0.

4) Presentation:

A) Concept plan for Redner's Market, 2828 Egypt Rd.

i) Eric Britz, Boehler Engineering, on behalf of the applicant, outlined the plans for Redner's Market which will include gas facilities. He showed a rendering of the proposed location and facility. He explained the logistics of truck egress. Mr. Britz also showed a rendering of the gas pump location and discussed the impervious coverage of the location.

(1) Ms. Kricun asked if the grocery store was contingent upon the gas facilities. The Applicant said that it was. She asked if there were any contingencies about locating a gas station near a childcare facility. Mr. Britz said there were no state regulations prohibiting this and they would have to comply with all state regulations. She asked if there were any streams or waterways that would be affected by the underground storage tanks. Mr. Britz said he was not aware of any that would be affected and reviewed the construction of the tanks. She asked if the gas station would be operated by Redner's staff. He said that it would.

(2) Mr. Kuberski confirmed there would be no diesel sales. He asked if the kiosk would be selling anything. Redner representatives said there would be minimal sales, possibly cigarette sales, washer fluid or oil.

(3) Ms. LaPenta asked if the station would be opened to public or to only Redner's customers. The applicant said it would be open to the public. Mr. Britz said they are also looking at an option to put in a free air pump.

(4) Mr. Neary asked about the difficulties of entering and exiting the existing site. Mr. Britz discussed the plans for stacking and drive aisles. Mr. Neary expressed concerns that customers would be reluctant to come in for gas as it would be difficult to exit. He asked if there was a way to get in or out onto Egypt. Discussion was held regarding exit options.

(5) In response to Mr. Kuberski Mr. Britz said that no traffic study was required because it is the same use as the previous building. Ms. Eve from McMahon & Associates suggested he reach out to discuss options for optimal traffic patterns.

(6) Mr. Manai asked if there were any setback requirements for the gas tanks. Mr. Britz said based on his research there are not. Discussion was held on setbacks for the property.

- (7) Supervisor Neights asked about the closing of the Egypt Road exit that had been previously proposed. Mr. Britz said had been an option. He asked Mr. Nelson about the proximity of the pumps to the childcare center. Mr. Nelson said that he is unaware of any state or federal regulation regarding proximity. He said that if it is a state or federal regulations the Township does not have the power to enforce that. Mr. Britz said that when the applicant goes for L&I permits it would come up there. Mr. Neights asked if there were any thoughts about installing electric car charging stations. The Redner's representatives said that, at this time, they were not. Discussion was held regarding the stormwater system and the increase of impervious coverage.
- (8) Ms. Dobbs asked if the landscaping would match the existing landscaping. Mr. Britz said that was the plan but they had not yet entered the landscaping phase. He said they would also be looking at the lighting to make sure any trees did not cast shadows.
- (9) Discussion was held regarding the improvements currently being done on the site by the landlord and the next steps for the plans.
- B) St. Andrews Lutheran Church Proposal for addition to the pre-school
 - i) Dave Chris of St. Andrew's Lutheran Church reviewed the proposed addition. He said that the reviews from staff have not indicated that any stormwater would be affected. He said the entire disturbance would be adding another 2400 sf to the building.
 - ii) Mr. Kuberski asked for clarification of the proposed Hospitality Area.
 - iii) Mr. Manai asked if the expansion would be built on impervious or pervious coverage. Mr. Chris said that it would be on pervious and that the Township Engineer has indicated that no additional stormwater measures needed to be taken.

5) Old Business

- A) Discussion of proposed revision to residential sections of Zoning Ordinance.
 - i) Mr. Mrozinski gave an overview of the proposed revisions. Mr. Nelson explained how these changes would help eliminate overlap and contradictions in the Code as well as make it more readable and easier to understand. He said they tried not to change any of the ordinance at all during the process. He said they are still several months away from having it approved the by the Board of Supervisors.
 - ii) Ms. Dobbs discussed the County's input in the review process and expressed her support for the efforts to clarify the ordinance.
 - iii) Mr. Neights asked about the structure of the document regarding headings. Discussion was held regarding formatting and terminology.
 - iv) The Board determined they would wait for the next version of the document before making a recommendation.

6) Board Comments

- A) Ms. Dobbs announced that she will no longer be the Montgomery County Planning Commission contract planner for Lower Providence Township. She said she will be assisting her replacement in the zoning ordinance revisions.

7) 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 8:05 p.m.

Next Meeting: April 24, 2019 – 7 p.m.