

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
SEPTEMBER 25, 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. William Brooke, Ms. Ginny Kricun, Mr. Mark Kuberski, Ms. Susan LaPenta, Mr. Patrick Neary, and Ms. Kristina O'Donnell.

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Mr. Peter Nelson, Solicitor; Mr. Tim Woodrow, Township Engineer; Mr. John Miklos, Montgomery County Planning Commission; Mr. Gary Neights, Board of Supervisors Liaison.

3) Approval of Planning Commission Meeting Minutes of July 24, 2019.

A) **MOTION:** It was noted that Mr. Patrick Neary's name had not been added to those present. Mr. Brooke made a motion to move the minutes of July 24, 2019 into the record after this correction. Ms. Ginny Kricun seconded the motion. The motion *passed* 6-0.

4) New Business – Consideration of Preliminary/Final Plan Minor Land Development – LD-18-03 - IROY Fitness Land Development plan – 3444-50 Germantown Pk

A) Requested Waivers:

On behalf of their client, Mr. Yori Adegunwa, owner of IROY Fitness, engineers Mr. Joe Russella and Ms. Amanda Schneider of DL Howell Engineering of West Chester, PA took the lead in providing general history & background information on the proposed project for this property. Applicant, Mr. Yori Adegunwa, joined them in responding to Commission members' questions related to the project and the requests for waivers. Following lively interaction, Chairman Kuberski called for vote on each request for waiver.

- 1) **MOTION: §143-203** – *Requirement for a traffic impact study for conditional use applications. This waiver is not necessary because this application does not require conditional use approval and, more importantly, because the applicant's traffic consultant prepared a traffic impact assessment study.* **Motion withdrawn; Waiver not necessary.**
- 2) **MOTION: §123-32** – *For relief from the required construction of curbing along existing streets.* **Curbing will be installed along entire frontage; Waiver not necessary.**
- 3) **MOTION: §123-37.C** – *To permit greater than 18 parking spaces in an uninterrupted row without a raised and curbed planted area.* Motion by Ms. O'Donnell, second by Ms. Kricun, to recommend granting waiver. Motion *passed* 6-0.
- 4) **MOTION: §123-37.D** – *To allow parking along the main entrance drive.* Motion by Mr. Brooke, second by Ms. O'Donnell, to recommend granting waiver. Motion *passed* 6-0.

- 5) **MOTION: §123-37.L.3** – *To permit parking area of over 150 cars without installation of full required planting strip.* Motion by Mr. Neary, second by Mr. Brooke, to recommend granting waiver. Motion *passed* 6-0.
- 6) **MOTION: §123-37.L.4.a.1** – *To allow for alternate planting scheme in planting strip over stormwater management basins.* Motion by Mr. Brooke, second by Ms. O’Donnell, to recommend grant of waiver. Motion *passed* 6-0.
- 7) **MOTION: §129-19.C(3)** – *To allow for stormwater pipes to be less than 15” in diameter.*
Motion withdrawn; Waiver not necessary.
- 8) **MOTION: §129-16** – *To allow the “managed release concept” BMP for volume reduction in lieu of direct discharge.* Motion by Mr. Brooke, second by Mr. Neary, to recommend granting of waiver. Motion *passed* 6-0.
- 9) **MOTION: §129-19.G(4)** – *To allow for cut slopes of 3:1 where 4:1 is allowed.* Motion by Mr. Brooke, second by Mr. Neary, to recommend grant of waiver. Motion *passed* 6-0.
- 10) **MOTION: §129-19.G(5)** – *To allow for fill slopes of 3:1 where 4:1 is allowed.* Motion by Mr. Brooke, second by Ms. Kricun, recommending grant of waiver. Motion *passed* 6-0.
- 11) **MOTION: §123-146.B(6)(b)** – *To allow removal of dying 40” heritage tree without requirement of replacement by trees of equivalent value.* After reading the report on the health status of the on-site heritage catalpa tree as assessed by registered consulting arborist, Rockwell Associates, motion was made by Mr. Neary, second by Ms. O’Donnell, to recommend grant of waiver. Motion *passed* 6-0.

Motion by Mr. Neary, second by Ms. O’Donnell, to recommend preliminary/final plan approval to IROY Fitness conditioned upon compliance with recommendations in review letters of Woodrow & Associates, McMahon Transportation Engineers & Planners, and Thomas Comitta Associates. Motion *passed* 6-0.

5) Motion to Adjourn:

- A) **MOTION:** Motion by Mr. Brooke, second by Ms. Kricun, to adjourn. The motion *passed* 6-0.
Meeting adjourned at 8:05 PM.

Next Scheduled Meeting: October 23, 2019 – 7 p.m.