

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
NOVEMBER 29, 2017 MEETING MINUTES**

1) Call to Order

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

2) Roll Call:

A) The following board members were in attendance: Mr. Michael Comroe, Ms. Kristina O'Donnell, Mr. Mark Kuberski, Mr. David Atkins, Mr. William Brooke, Ms. Susan LaPenta, and Ms. Naomi Satterwhite.

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Mr. Lonnie Manai, Township Engineer; Mr. Peter Nelson, Solicitor and Ms. Maggie Dobbs, MCPC Planner.

3) Announcements

A) Mr. Comroe asked for a moment of silence in memory of Harold Ted Baird, a member of the Lower Providence Planning Commission, who passed away on October 31, 2017. Mr. Comroe dedicated the November meeting to his memory.

4) Meeting Minutes:

A) Approval of Planning Commission Meeting Minutes of September 27, 2017.

i) **MOTION:** Mr. Brooke made a motion to move the amended minutes of September 27, 2017 into the record. Mr. Kuberski seconded the motion. The motion *passed* 6-0-1. With one abstention.

5) New Business

A) LD-16-04 – St. James Episcopal Outreach Center – Germantown Pike and Evansburg Road – Preliminary Minor Land

i) Thomas Keenan, Solicitor for the applicant, gave a brief history of the church in the Township.

ii) Rev. William M. Sowards, Rector of St. James' Episcopal Church, described the hours and purpose of the Outreach Center. He explained the vision of the renovation and to whom they would minister.

iii) Ken Farrall, the engineer for the project, reviewed the plans for the Outreach Center. He discussed the review letters and the waivers being requested by the applicant. Mr. Farrall said that with the exception of the waiver requests, the applicant will comply with all review letters.

(1) Ms. LaPenta asked if they would dedicate the right-of-way along Germantown Pike to the Township. Mr. Farrall confirmed that it would be dedicated to the Township.

(2) Mr. Atkins asked about the sidewalk represented on the sketch. Mr. Farrall said that the sketch is an artistic rendering and there is no sidewalk in the actual plan. Discussion was held regarding a mid-block crosswalk. Mr. Farrall said that regardless of their desires, they must abide by PennDOT's decisions. He said they will include the mid-block crosswalk in the plan but PennDOT will have the final decision. Ms. LaPenta said there were certain criteria for mid-block crosswalk that must be met. Discussion was held regarding crossings.

iv) Mr. Farrall reviewed the waiver requests.

- (1) With regard to Section 123-32, Mr. Kuberski asked if they were managing the current stormwater issues. Mr. Farrall said they were and described the church's stormwater management plans
 - (2) With regard to Section 123-33, Mr. Brooke questioned the request and asked at what phase would the applicant consider installing a sidewalk. Mr. Farrall said that would be up to the Township if the need ever presented itself
 - (a) Ms. LaPenta asked if the nursery school was still in operation. Mr. Farrall said that it was. She stated that sidewalks may not be used often but they are being used and are important. Mr. Keenan stated they are not crafting anything that would require a sidewalk and that the applicant has only raised enough money for this Outreach Center and the sidewalk requirement could kill the project. Ms. O'Donnell discussed other businesses in the area that are without sidewalks and did not feel it is fair to have this non-profit serving the community bear the burden of this cost.
 - (b) Ms. Dobbs said that she had proposed some sort of a pathway connecting the intersection to Evansburg Village as a compromise. Discussion was held regarding the difficulties of the terrain and installation of a sidewalk or path.
 - (3) With regard to the waiver from the requirement of a traffic impact assessment, Ms. O'Donnell said that she is in support of this request as the facility is currently in use and this is simply an improvement of an existing use.
 - (a) Solicitor Nelson said you cannot grant a waiver to this requirement but the Commission can request a credit that can be applied to the Township in the form of the right-of-way granted to the Township.
 - (b) Mr. Mrozinski asked for clarification as to what the applicant will provide with regard to the traffic study, as being granted the credit did not specify the applicant's requirements. Mr. Farrall said that they will provide the recommended narrative as requested by the Traffic Engineer.
 - (4) Discussion was held regarding Section 123-31.D(2), waiver from the requirements of road widening, with Mr. Manai and the Commission in agreement that obtaining the right-of-way is of benefit to the Township.
 - (a) Mr. Brooke asked the consultants for their opinion on granting this waiver. Mr. Manai said that granting a partial waiver would have been appropriate as applied to the intersection improvements. Mr. Farrall said that the Traffic Engineer withdrew concerns about this issue and said granting the right-of-way to the Township in lieu of road widening would be appropriate.
 - (5) Mr. Mrozinski asked for clarification of the impervious coverage for the site. Mr. Farrall said they are currently at or close to the impervious coverage for the church site and that the other lot is fine with regard to impervious coverage. He said they may have to go to the Zoning Hearing Board regarding this further along in the process but that they are okay for the lot in question for the requested approval.
 - (6) Ms. Dobbs stated she would be interested in reviewing the proposal for the parking lot landscaping. Mr. Farrall said the applicant will comply with the landscaping ordinance and will supply additional landscaping as recommended.
- v) Waiver Approvals:
- (1) **MOTION:** Ms. O'Donnell made a motion to recommend granting the request for a waiver from Section 123-37.E requiring a parking lot be 20 feet from any ultimate right-of-way. Mr. Brooke seconded the motion. The motion *passed* 7-0.

- (2) **MOTION:** Ms. Satterwhite made a motion to recommend granting the request for a waiver from Section 123-32 requiring the installation of curb and storm sewers. Ms. O'Donnell seconded the motion. The motion *passed 7-0*.
- (3) **MOTION:** Mr. Kuberski made a motion to recommend granting the request for a waiver from Section 123-33 requiring the installation of sidewalks along an existing street. Mr. Atkins seconded the motion. The motion *passed 5-2* with Ms. LaPenta and Mr. Brooke in opposition.
- (4) **MOTION:** Ms. LaPenta made a motion to recommend granting a request a credit in lieu of conducting a traffic impact assessment. Mr. Brook seconded the motion. The motion *passed 7-0*.
- (5) **MOTION:** Mr. Brooke made a motion to recommend grantinggrant the request for a waiver from Section 123-31.D(2) requiring road widening. Ms. O'Donnell seconded the motion. The motion *passed 7-0*.
- (6) **MOTION:** Mr. Brooke made a motion to recommend granting the request for a waiver from Section 123-34 requiring intersection improvement. Ms. O'Donnell seconded the motion. The motion *passed 7-0*.
- vi) Mr. Comroe asked if there was any reason to not vote for recommending preliminary and final approval that evening. Solicitor Nelson said that they could do that however it has been his experience that the Planning Commission would like to see the items that the applicant states they will comply with in action before recommending final approval.
- vii) **MOTION:** Mr. Brooke made a motion to recommend preliminal plan approval of e-LD-16-04 – St. James Episcopal Outreach Center – Germantown Pike and Evansburg Road - Preliminary Minor Land Development conditioned upon compliance with all letter and upon agreement of the Zoning Hearing Board. Ms. LaPenta seconded the motion. The motion *passed 7-0*.

6) Board Comments:

- i) Ms. O'Donnell asked if the paper road discussed during the Lidl approval was dedicated. Solicitor Nelson said that it is his understanding that it had not been dedicated to the Township. He said that it is his opinion that it has reverted back to landowners and has no impact on the development.
- ii) Ms. LaPenta asked if there was an activity on the corner of Egypt and Park Avenue. Mr. Mrozinski said Audubon Land Development owns the property and it is under a tenancy to be developed as a coffee shop. He said the project is moving forward and no land development will be required as it is staying within the existing four walls. Discussion was held regarding the property.
- iii) Ms. O'Donnell discussed traffic issues at Collegeville Bakery. Mr. Mrozinski said they can have a conversation with the owners to try to improve the situation.

7) 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 8:05 p.m.

Next Meeting: December 27, 2017 – 7 p.m.