

**LOWER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION MEETING  
FEBRUARY 28, 2018 MEETING MINUTES**

**1) Call to Order**

A) Vice-Chair Kristina O'Donnell 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, M. William Brooke (via phone), Ms. Ginny Kricun, Mr. Mark Kuberski, Ms. Susan LaPenta (arrived at 7:05 p.m.) Ms. Kristina O'Donnell,

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Mr. Tim Woodrow, Township Engineer; Mr. Peter Nelson, Solicitor; Maggie Dobbs, Montgomery County Planning Commission; Jason Sorgini and Patrick Duffy, Board of Supervisor Liaisons.

**3) Approval of Planning Commission Minutes of November 29, 2017**

A) **MOTION:** Mr. Brooke made a motion to move the minutes of November 29, 2017 into the record. Mr. Kuberski seconded the motion. The motion *passed* 6-0-1. With one abstention.

**4) Reorganization**

A) Appointment of Temporary Chairperson

i) Ms. O'Donnell thanked Mr. Comroe and Ms. Satterwhite for their service to the Planning Commission. She turned the meeting over Mr. Mrozinski for nominations

B) Election of Chairperson

i) **MOTION:** Ms. Kricun nominated Mr. Kuberski for Chair of the Lower Providence Township Planning Commission. Ms. O'Donnell seconded the motion. The motion *passed* 6-0.

C) Election of Vice Chairperson

i) **MOTION:** Chairman Kuberski nominated Ms. O'Donnell as Vice-Chair of the Lower Providence Township Planning Commission. Mr. Brooke seconded the motion. The motion *passed* 6-0.

D) Mr. Brooke left the meeting.

**5) New Business**

A) LD-18-01 – Preliminary/Final Land Development plans for Montgomery County Emergency Operations Center, 60 Eagleville Rd.

i) Tom Bonner, Montgomery Country Department of Assets & Infrastructure, reviewed the plan.

ii) Nick Feola, Project Engineer, said they have received the review letters and will comply with the Woodrow letter, proposing a Stormwater Management system. Mr. Feola said they need to obtain their NPDES Stormwater permit that will be submitted on March 1. He reviewed the use of the garage and the McMahon letter.

(1) Ms. Kricun asked if petroleum products would be used or stored at the facility and what special procedures would be used. Mr. Bonner said the only containers stored would be akin to lawn mower equipment, that no equipment will be fueled on site and no fuel would be stored in bulk on site. Mr. Bonner said no space that is needed for outdoor parking will be lost and because vehicles will be stored in the garage, more parking will be available. Mr. Feola said that the placement of the water hydrant will be coordinated with the water company to determine the most suitable location for emergency services.

(2) Discussion was held regarding internal sidewalks and walkways.

- (3) Ms. O'Donnell clarified where on the site the garage would be placed and the size of the buildings. Mr. Bonner said the garage would be 26 feet high and the warehouse is 31 feet high. Discussion was held regarding the lighting and Mr. Feola said that there would be no spillage or glare on adjoin properties. He also outlined where on the site the plantings would be located and said that there would be no additional traffic on Wilson Road other than during emergencies.
  - (4) In response to Mr. Akers Mr. Bonner said the gate to the property would be kept locked.
  - (5) Ms. O'Donnell asked, if approved, when the project would be completed. Mr. Bonner said the plan is to have it completed by December 2018.
  - (6) Ms. Kricun asked if full funding is in place. Mr. Bonner said that it was.
- iii) Waiver Requests:
- (1) Section 123-14: Waiver from showing the locations of other streets within 200 feet of the tract.
    - (a) **MOTION:** Ms. O'Donnell made a motion to grant a waiver from Section 123-14. Ms. LaPenta seconded the motion. The motion *passed* 6-0.
  - (2) Section 123 Appendix A – Sections 111.1: Waiver from installing survey monument at all property corners.
    - (a) **MOTION:** Ms. O'Donnell made a motion to grant a waiver from Section 123 Appendix A – Sections 111.1. Ms. Kricun seconded the motion. The motion *passed* 6-0.
  - (3) Section 129-15.B(1): Waiver from preparing separate Existing Resources and Site Analysis Map.
    - (a) **MOTION:** Mr. Atkins made a motion to grant a waiver from Section 129-15.B(1). Ms. O'Donnell seconded the motion. The motion *passed* 6-0.
  - (4) Section 129-19.C.(2): Waiver from providing Class III reinforced concrete pipe to allow HDPE.
    - (a) **MOTION:** Ms. Kricun made a motion to grant a waiver from Section 129-19.C(2). Mr. Atkins seconded the motion. The motion *passed* 6-0.
  - (5) Section 129-19.C.(6): Waiver from providing a minimum velocity of 3 foot per second and having a minimum slope of 1 percent in the terminal section of pipe.
    - (a) **MOTION:** Mr. Atkins made a motion to grant a waiver from Section 129-19.C(6). Ms. Kricun seconded the motion. The motion *passed* 6-0.
  - (6) Section 129-19.D.(2): Waiver from providing slopes for swale bank not to be steeper than 1 vertical to 4 horizontal.
    - (a) **MOTION:** Mr. Atkins made a motion to grant a waiver from Section 129-19.D.(2). Ms. LaPenta seconded the motion. The motion *passed* 6-0.
  - (7) Section 129-19.H.(9): Waiver from having inner berm slopes 5 horizontal to vertical or less.
    - (a) **MOTION:** Ms. O'Donnell made a motion to grant a waiver from Section 129-19.H.(9). Ms. Kricun seconded the motion. The motion *passed* 6-0.
  - (8) Section 129-19.H.(12): Waiver from providing an emergency spillway constructed of concrete checker blocks to allow a turf reinforcement matt and rip rap dissipater.
    - (a) **MOTION:** Ms. O'Donnell made a motion to grant a waiver from 129-19.H.(12). Mr. Atkins seconded the motion. The motion *passed* 6-0.
  - (9) Section 129-19.H.(24)(c): from providing perimeter basin landscaping.

- (a) **MOTION:** Ms. Kricun made a motion to grant a waiver from Section 129-19.H.(24)(c). Ms. O'Donnell seconded the motion. The motion *passed* 6-0.
- (10) Mr. Woodrow said he had no issues with any of the waiver requests. He said an NPDES permit would be required that provides another level of scrutiny of the plans.
- (11) Ms. O'Donnell confirmed that surveys had been done on the property and would be adhered to. Mr. Feola agreed
- iv) **MOTION:** Ms. O'Donnell made a motion for preliminary/final approval of Land Development LD-18-01 – Montgomery County EOC Expansion Project conditioned upon compliance with all Township review letters. Ms. Kricun seconded the motion. The motion *passed* 5-0.
- B) LD-16-05 – Preliminary land development plans for Friends and Family Holdings, 109 River Road.
  - i) Mr. Mrozinski reviewed the plan.
  - ii) Mike Shiring, Esq., on behalf of the applicant, reviewed the work that had been done by the applicant since their appearance before the Zoning Hearing Board and how the applicant addressed concerns raised by the Township. He said that they will comply with review letters and if the plan is approved, will come back before the Planning Commission with a clean set of plans for approval. Mr. Shiring said that if access is provided by the neighboring property, as recommended, that will be built into the plan.
    - (1) Ms. LaPenta opened a discussion regarding the sidewalk on the property and the difficulties of installing a sidewalk between the property and the road. She confirmed that an asphalt trail would be appropriate in lieu of.
    - (2) Ms. Kricun asked if there were any sewage issues. The applicant said that there is sewage and water on site and that the Township has confirmed that there are no issues
    - (3) Ms. LaPenta stated that they would be in support of a connection to the roadway behind the property in the future, if at all possible. Mr. Woodrow discussed various options for access. Mr. Akers asked for a breakdown of the steps required to be granted access.
  - iii) Waiver Requests:
    - (1) Section 123-31: Waiver from requirement to widen existing roadways.
      - (a) **MOTION:** Ms. Kricun made a motion to grant a waiver from Section 123-31. Ms. LaPenta seconded the motion. The motion *passed* 6-0.
    - (2) Section 123-32: Waiver from requirement to construct curbing and install storm sewers
      - (a) **MOTION:** Mr. Akers made a motion to grant a waiver from Section 123-32. Ms. Kricun seconded the motion. The motion *passed* 6-0.
    - (3) Section 123-33: Waiver from requirement to construct sidewalks. The applicant proposes some enhancements to improve connectivity
      - (a) **MOTION:** Ms. O'Donnell makes a motion to grant a waiver to Section 123-33, under the condition that ADA compliant paths will be install at the appropriate time. Mr. Atkins seconded the motion. The motion *passed* 6-0
    - (4) Section 123-37.E: Waiver from requirement for parking areas to be not less than 20 feet from the property line or Right of Way line.
      - (a) Ms. O'Donnell made a motion to grant a waiver to Section 123-37.E. Ms. Kricun seconded the motion. The motion *passed* 6-0.
    - (5) Section 123.37.G – Waiver from requirement for parking stalls of 9x18 feet.
      - (a) **MOTION:** Ms. O'Donnell made a motion to grant a waiver from Section 123.37.G. Ms. LaPenta seconded the motion. The motion *passed* 6-0.

- (6) Section 123.37.O: Waiver from requiring parking dimensions as stated in the ordinance table
  - (a) **MOTION:** Ms. Kricun made a motion to grant a waiver from Section 123.37.O. Ms. LaPenta seconded the motion. The motion *passed* 6-0.
- (7) Section 123.37.H(2): Waiver from requiring reduced parking stall length.
  - (a) **MOTION:** Ms. LaPenta made a motion to grant a waiver from Section 123.37.H(2). Ms. Atkins seconded the motion. The motion *passed* 6-0.
- (8) Section 123.37-H(3): Granting use of porous paving.
  - (a) **MOTION:** Mr. Atkins made a motion to grant the applicant permission to use porous asphalt as stated in Section 123.37-H(3). Ms. Kricun seconded the motion. The motion *passed* 6-0.
- (9) Section 123-52: Waiver requiring planting of some shade trees.
  - (a) **MOTION:** Ms. O'Donnell made a motion to grant a waiver from Section 123-52 conditioned upon the applicant paying a fee in lieu of. Mr. Akers seconded the motion. The motion *passed* 5-1 with Mr. Atkins in opposition.
- (10) Section 123-18.A(3): Waiver from requiring the use of a landscape architect
  - (a) **MOTION:** Ms. O'Donnell made a motion to grant a waiver from Section 123-18.A(3) Ms. LaPenta seconded the motion. The motion *passed* 6-0.
- iv) **MOTION:** Ms. O'Donnell made a motion to approve the Preliminary/Final Minor Subdivision: LD-16-05 – 109 River Road – Friends and Family Holdings, conditioned upon compliance with all Township review letters. Ms. Kricun seconded the motion. The motion *passed* 6-0.

**6) Board Comments:**

- A) Maggie Dobbs announced that the Montgomery County Planning Commission was beginning their Planning Smarter Series which will include courses on community planning, subdivision land development and zoning. Registration must be done in advance and Information for the sessions, along with registration information, can be found at [planning.montco.org](http://planning.montco.org). Ms. Dobbs also said that they have wrapped up the Townhouse Design Guidebook and are available to give presentations to the Township on that and other County guidebooks including The Green Sustainable Parking Lot, The Adaptive Reuse of Institutional Properties.

**7) Motion to Adjourn:**

- A) **MOTION:** Ms. LaPenta made a motion to adjourn. Ms. Kricun seconded the motion. The motion passed 6-0. The meeting adjourned at 8:30 p.m.

**Next Meeting:** March 28, 2018 – 7 p.m.