

**LOWER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION MEETING  
MARCH 28, 2017 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 Akers, Mr. David Atkins, Mr. William Brooke, Ms. Ginny Kricun, Mr. Mark Kuberski, Ms. Susan LaPenta; Ms. Kristina O'Donnell,

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Mr. Lonnie Manai, Township Engineer; Mr. Peter Nelson, Solicitor; Casey Moore, Traffic Engineer; Maggie Dobbs, Montgomery County Planning Commission; and Jason Sorgini, Board of Supervisor Liaisons.

**3) Approval of Planning Commission Minutes of March 28, 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) Old Business**

A) Consideration of S-17-03 final plan major subdivision for 35 Evansburg Road

i) Mr. Mrozinski reviewed the project.

ii) Rolph Graf of Graf engineering, on behalf of the applicant, updated the Commission on the status of the project, permits and their compliance with the review letters. He discussed the sidewalk waiver request and said they are ready for final plan approval.

iii) Ms. Kricun asked about accessibility to the development and how the sidewalk waiver would affect the project

iv) Ms. O'Donnell confirmed that the applicant would be installing the sidewalk. Mr. Graf said that the sidewalk will be installed in front of the existing daycare but that no sidewalk access will be installed in the back of the development due to the slope of the property. Discussion was held regarding the width of the sidewalk.

v) **MOTION:** Mr. Brooke made a motion to grant a waiver from Section 123.33.F requiring a five-foot sidewalk. Ms. Kricun seconded the motion.

(1) Casey Moore clarified that the sidewalk is outside of the right-of-way. Mr. Graf said they are providing a 6-9 foot wide grass strip between road and sidewalk.

(2) Motion passed 7-0.

vi) Solicitor Nielson asked if there would be a pedestrian passage between community and the daycare. Mr. Graf said no sidewalk is proposed. Mr. Nielson clarified to ask if there would be access around or through the gate. Mr. Graf said they could but the gate is only a post with a breakaway change and is not an obstruction to pedestrians, only vehicular traffic. Discussion was held regarding the appropriateness of providing access to the day care parking lot.

vii) **MOTION:** Ms. O'Donnell made a motion to approve the final plan major subdivision for 35 Evansburg Road, conditioned upon compliance of all review letters. Mr. Atkins seconded the motion. The motion *passed* 7-0.

**5) New Business**

A) Consideration of LD-18-02 – Preliminary/Final Land Development plans for Moscariello Development Company Ridge Pike and Crosskeys Road.

i) Marian Sogorski, was in attendance representing Rick Moscariello,

- ii) Kim Kryder, Bursich Engineering, Project Engineer presented an overview of the development plans.
  - (1) Mr. Brooke asked if Mr. Kryder had reviewed the County's recommendations. He said that they had but did not see the recommendations being feasible for this project.
  - (2) Discussion was held regarding separating the commercial and residential development.
  - (3) Ms. LaPenta asked what was the anticipated commercial use of the building sites. The applicant did not know. He said the building would be one story but that the specifications would be dealt with during land development. Discussion was held regarding the use of the commercial site.
  - (4) Mr. Kryder explained why the parking lot was being placed where it was on the property and said that the developer would be responsible for maintaining the retention basin.
- iii) Maggie Dobbs clarified the concerns that were addressed in her review letter. Mr. Moscariello described the difficulties in implementing some of the suggestions.
- iv) Mr. Moore explained the township's plan to try to create better access management along Ridge Pike. He discussed the problem with the access roads not being aligned.
- v) Mr. Manai felt that the proposed curb bumps can be re-aligned and said he would like to meet with Mr. Kryder to discuss that and stormwater issues with regard to the underground basin.
- vi) Mr. Nelson said there are several major zoning issues that need to be worked out and feels the plan needs to be reworked or the applicant will need to go before the Zoning Hearing Board to have those issues resolved before they can go forward.
- vii) Ms. O'Donnell brought up issues of sharing commercial and residential and, from a resident's perspective, feels that more division would be better than less.
- viii) Discussion was held regarding how the plan would need to be modified in order for the Planning Commission to move forward.
  - (1) Ms. LaPenta said she did not see point of building the second phase as they have no idea of what the use is going to be and the implications of building something on Ridge. Mr. Moore said the parking will drive what the use will be but said that without knowing what are the proposed uses they cannot help the applicant with suggestions or plans.
- ix) **MOTION:** Ms. O'Donnell made a motion to table the project until the applicant meets with the Township Staff to clarify their plans for the development. Mr. Brooke seconded the motion. The motion *passed* 7-0.

**6) Motion to Adjourn:**

- A) **MOTION:** Ms. LaPenta made a motion to adjourn. Ms. Kricun seconded the motion. The motion passed 7-0. The meeting adjourned at 8:30 p.m.

**Next Meeting:** April 25, 2018 – 7 p.m.