**LOWER PROVIDENCE TOWNSHIP**

**PLANNING COMMISSION MEETING**

**JULY 25, 2018 MEETING MINUTES**

1. **Call to Order**
   1. Chairman Kuberski called the meeting to order at 7:00 p.m.
2. **Roll Call:** 
   1. The following board members were in attendance: Mr. David Akers, Mr. David Atkins, Mr. William Brooke, Ms. Ginny Kricun, Mr. Mark Kuberski and Ms. Kristina O’Donnell,
   2. Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Mr. Tim Woodrow, Township Engineer; Mr. Peter Nelson, Solicitor; and Maggie Dobbs, Montgomery County Planning Commission.
3. **Approval of Planning Commission Minutes of June 25, 2018**
   1. **MOTION:** Mr. Brooke made a motion to move the minutes of June 25, 2018 into the record. Ms. O’Donnell seconded the motion. The motion *passed* 4-0-2 with Mr. Akers and Ms. Kricun abstaining.
4. **New Business**
   1. Consideration of LD-16-04

Consideration of LD-16-04 final land development plans for St. James Episcopal Church Outreach Center.

* + 1. Mr. Rowan Keenan, solicitor for the St. James Episcopal Church, reviewed the land development plan and said they will comply with all review letters.
    2. Mr. Brooke expressed a desire to settle the issues of sidewalk prior to approval. Mr. Woodrow provided background information on the plan and suggested that the agreement have an escrow agreement with funds to pay for sidewalks. Mr. Brooke asked that the record show that the Board of Supervisors put the sidewalk requirement back into the project after the Planning Commission granted a waiver. Mr. Nelson advised that sidewalk installation be required one year after construction is complete rather than giving an arbitrary date for completion.
    3. Mr. Keenan reviewed the reasons why a traffic impact study was not required.
    4. **MOTION:** Mr. Brooke made a motion to approve LD-16-04 final land development for St. James Episcopal Church Outreach provided it adheres to all review letters and the installation of a sidewalk within one year after issuance of the Certificate of Occupancy. Mr. Atkins seconded the motion. The motion *passed* 6-0.

1. **Staff Comments:** 
   1. Mr. Mrozinski gave updates on development and plans within the Township including update on Lidl, Providence place, W.B. Homes, Dunkin Donuts and Audubon Square.
2. **Motion to Adjourn:**
   1. **MOTION:** Mr. Brooke made a motion to adjourn. Ms. O’Donnell seconded the motion. The motion passed 6-0. The meeting adjourned at 7:25 p.m.

**Next Meeting:** August 22, 2018 – 7 p.m.