

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
JULY 22, 2020 MEETING MINUTES**

1) Call to Order

A) Chairman Kuberski called the Zoom Virtual meeting to order at 7:00 p.m.

2) Roll Call:

A) The following board members were in attendance: Mr. David Atkins, Mr. William Brooke, Ms. Virginia 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. Casey Moore, McMahon Associates; Mr. John Miklos, Montgomery County Planning Commission; Ms. Cara Coless, Board of Supervisors Liaison.

3) Approval of Planning Commission Meeting Minutes of April 22, 2020.

A) **MOTION:** Motion by W. Brooke, second by D. Atkins to move the minutes of April 22, 2020 into the record. The motion *passed* 7-0.

4) Old Business – Consideration of LD-18-02 preliminary/final major land development plans for Moscariello Development Company, Ridge Pike and Crosskeys Road. Applicant's revision reflects comments made by the Township and New Zoning Ordinance.

A) Requested Waivers:

- 1) **MOTION: §123-30.D (3)** – Private streets may be permitted to serve the function of residential streets ... when approved by the Board of Supervisors, upon recommendation of the Township Planning Commission and/or the Township Engineer *to allow the private street serving the townhouses to serve 30 townhomes instead of limiting only 5 lots on a private street.* **Motion** by P. Neary, second by V. Kricun to recommend granting requested waiver. Motion *passed* 7 – 0.
- 2) **MOTION: §123-31** – All streets in the Township shall be regulated according to their classification *to allow any widening improvements along Ridge Pike to be dictated by PennDOT.* **Motion** by K. O'Donnell, second by D. Atkins to recommend granting requested waiver. Motion *passed* 7 – 0.
- 3) **MOTION: §123-33** - Sidewalks shall be installed along all existing or proposed public or private streets and common parking areas except when this requirement is waived at the discretion of the Board of Supervisors, upon recommendation of the Township Planning Commission and Engineer *to allow the applicant to install sidewalks on only one side of the roads in the townhome section.* **Motion** by W. Brooke, second by D. Atkins to recommend granting waiver with a fee in lieu of the requirement of sidewalks being installed along all existing streets. Motion *passed* 7 – 0.

- 4) **MOTION:** § 123-37. B - Angled or perpendicular parking shall not be permitted along public or private streets - *to allow perpendicular parking along the private street in a similar manner as used for the townhouse developments on Greenes Way Circle, Lattice Lane, and Prince Drive.* **Motion** by W. Brooke, second by S. LaPenta to recommend granting waiver. Motion *passed* 7 – 0.
- 5) **MOTION:** §123-37.C – No more than 18 parking spaces may be located in an uninterrupted row. If more than 18 parking spaces are located in a row, a raised and curbed planted area with a minimum size of nine feet by 18 feet shall be located at appropriate intervals to provide shading and visual interest. Each planted island or required planted area shall contain a shade tree of at least a caliper of 2 1/2 inches. Curbed parking islands must be provided at the ends of rows of parking. All parking islands must be a minimum of 10 feet in width *to allow for islands without trees due to location of underground stormwater detention facilities. The trees will be planted elsewhere.* **Motion** by W. Brooke, second by D. Atkins to recommend granting requested waiver. Motion *passed* 7 – 0.
- 6) **MOTION:** §123-37.P - Off-street loading areas. In addition to off-street parking areas, off-street loading areas shall be provided for all retail businesses and wholesale and industrial uses requiring the regular delivering or shipping of goods, merchandise or equipment to the site by semitrailer truck. All loading space shall be located on the same lot as the principal use(s) it serves *to allow the applicant not to construct loading areas due to the nature of the anticipated low-intensity retail use.* **Motion** by D. Atkins, second by W. Brooke to recommend granting waiver. Motion *passed* 7 – 0.
- 7) **MOTION:** § 129-19.C (2) - Pipe materials. All storm sewer piping shall be Class III reinforced concrete pipe *to allow HDPE within the privately owned area of the site. The drainage system in the public right of ways for Crosskeys Road and Ridge Pike will be RCP.* **Motion** by W. Brooke, second by K. O'Donnell to recommend granting waiver. Motion *passed* 7 – 0.
- 8) **MOTION:** § 129-19.C (6) - Stormwater collection systems shall be designed to produce a minimum velocity of three feet per second when flowing full *to allow a partial waiver. The storm sewer will be privately owned and maintained by the homeowner's association and the subject pipes have low flows, with a minimum pipe size of 15" which allows for sufficient capacity.* **Motion** by W. Brooke, second by P. Neary to recommend granting waiver. Motion *passed* 7 – 0.
- 9) **MOTION:** § 129-19. G (4) Excavation. No excavation shall be made with a cut face steeper in slope than four horizontal to one vertical except under one or more of the following conditions: (a) The material in which the excavation is made is sufficiently stable to sustain a slope of steeper than 4:1 and a written statement (certification) ... is submitted to the Township Engineer for review *to allow the maximum slopes within the development to be 3 to 1 for cuts and fills. A letter certifying that the soils have the structural ability to handle slopes exceeding 4 to 1 without erosion was submitted.* **Motion** by W. Brooke, second by D. Atkins to recommend granting requested waiver. Motion *passed* 7 – 0.

- 10) **MOTION** to recommend preliminary/final plan approval for LD-18-06 – Moscariello at Crosskeys, conditioned on compliance with consultants’ review letters, made by W. Brooke, second by K. O’Donnell. Motion *passed* 7 – 0.

5) **New Business** – Consideration of Preliminary/Final Major Land Development Plans–
LD-20-01 – Methacton School District – Arrowhead Elementary, 232 Level Road.

A) Requested Waivers:

- 1) **MOTION:** §123-32 – Unless otherwise directed by the Board of Supervisors, storm sewers and curbing shall be constructed along all existing streets and along both sides of all new interior streets of any new subdivisions and land developments within the Township. All commercial and multifamily parking areas and driveways shall have curbs where pavement edge and grass meet. *Since this is an institution project it is not clear if a waiver is needed to not provide curbs along the fire lane or part of the parking lot to aid in the drainage and snow removal of the parking lot.* **Motion** by P. Neary, second by V. Kricun to recommend granting waiver. Motion *passed* 7 – 0.
- 2) **MOTION:** §123-50.C – The primary component of a screening buffer shall be a double row of evergreen trees spaced 15 feet apart on center, with the trees in one row offset 7 1/2 feet from the trees in the other row, and the rows shall be at least five feet apart. *The screening requirements for the school against residential uses were modified in the design since the school is an existing use and not a new one. The adjoining residences have lived with the school with its existing shade tree hedgerow buffer for decades. Additional evergreen trees were added along the property lines where existing hedgerows were reduced due to the grading needed for the relocated school. Along the eastern property line (where the existing hedgerow was reduced) a double row of evergreens will augment the existing remaining trees and saplings. Along the southern property line (where the existing hedgerow/grove was reduced) a single row of evergreens will augment the existing remaining trees and saplings.* **Motion** by P. Neary, second by S. LaPenta to recommend granting requested waiver conditioned on compliance with TCA post-construction inspection during winter, allowing opportunity for resident input. Motion *passed* 6 – 1.
- 3) **MOTION:** §129-19.C. (2) – Pipe materials. All storm sewer piping shall be Class III reinforced concrete pipe, except when pipe class and strength is required to be increased in accordance with PennDOT. *We request that the storm sewers within the site be allowed to be HDPE instead of RCP as are customarily used for commercial projects. No new storm piping is proposed in a public right of way.* **Motion** by W. Brooke, second by D. Atkins to recommend granting waiver. Motion *passed* 7 – 0.
- 4) **MOTION:** §129-19. C. (3) – Requires a minimum pipe diameter of 15”. The applicant is proposing to use 12” diameter. **Motion** by W. Brooke, second by P. Neary to recommend granting requested waiver for roof drains only. Motion *passed* 7 – 0.
- 5) **MOTION:** §129-19. C. (6) – Flow velocity. Stormwater collection systems shall be designed to produce a minimum velocity of three feet per second when flowing full. The maximum permissible velocity shall be 15 feet per second. Pipe slopes shall not be less than

one-half of one percent (0.005 ft/ft), with the exception that terminal sections of pipe shall have a minimum slope of 1% (0.01 ft/ft). *We request that the velocity in one run of pipe be less than 3 fps for storm run P4- P5. This is requested to provide the required cover over the pipe without steepening up the slope of the pipe (which is constrained by the existing inlet we are connecting to in Level Road).* **Motion** by W. Brooke, second by K. O'Donnell to recommend granting waiver. Motion ***passed*** 7 – 0.

- 6) **MOTION:** §129-19. H.(3)(b) – Requires the maximum detained depth of water for the 100-year storm of 36 inches or less. *The applicant's proposal shows Basin A and Basin B exceeding this level.* **Motion** by D. Atkins, second by S. LaPenta to recommend granting waiver. Motion ***passed*** 7 – 0.
- 7) **MOTION:** §129-19. H. (10) –When basins are provided, they shall be designed to utilize the natural contours of the land whenever possible. When such design is not practical, the construction of the basin shall utilize slopes as flat as possible to blend the structure into the terrain. *To allow a flat bottom basin instead of providing a 2% slope in the bottom to promote recharge within the soil amendment areas.* **Motion** by W. Brooke, second by D. Atkins to recommend granting requested waiver. Motion ***passed*** 7 – 0.
- 8) **MOTION:** §129-19.H (15) – Requires the minimum freeboard through the emergency spillway shall be one foot of freeboard. *The applicant is proposing less than this on Basin A and Basin B.* **Motion** by W. Brooke, second by V. Kricun to recommend granting waiver. Motion ***passed*** 7 – 0.
- 9) **MOTION:** §129-20. F - When calculating existing flow rate it is assumed that the undeveloped land and existing impervious surfaces shall be meadow. *This proposal involves existing conditions that include the existing building and parking.* **Motion** by W. Brooke, second by D. Atkins to recommend granting waiver. Motion ***passed*** 7 – 0.
- 10) **MOTION:** §123-37.E - The areas where the setback is required from the buildings shall be used for walkways and foundation planting. *The applicant proposes not to install foundation plantings due to safety concerns.* **Motion** by W. Brooke, second by P. Neary to recommend granting requested waiver. Motion ***passed*** 7 – 0.
- 11) **MOTION** made by D. Atkins, second by P. Neary to recommend preliminary/final plan approval for LD-20-01 – Arrowhead Elementary. Motion ***passed*** 7 – 0.

6) **Public Participation** – Items not on the agenda (Limited to 30 minutes) - **None**

7) **Motion to Adjourn:**

- A) **MOTION:** Motion by V. Kricun, second by W. Brooke to adjourn. The motion ***passed*** 7 – 0.
Meeting adjourned at 9:07 PM.

Next Scheduled Meeting: August 26, 2020 – 7 p.m.