



January 13, 2016

PLANNING COMMISSION MEETING MINUTES

Chairman Evans called the meeting to order at 7:00 P.M. Present for the Planning Commission were Messrs. Evans, Newlin, Caggiano, Stoll, and Heist. Also present was Steve English of Mr. Skypala's office, Assistant Township Manager Lee Milligan, Township Engineer Mike Coyne, Geoff Grace of Grace Planning Associates, and Traffic Engineer Ken O'Brien.

Agenda Items: Planning Commission Re-Organization, Approval of Minutes-November 10, 2015, ZHB Application #15-09 826 Mennonite Rd/Fazio, Shoppes at Upper Providence Plan#8-001 017-1106(TLD), Shoppes at Upper Providence Plan#8-001 017-1112(ZTA), Greater Philadelphia Expo Center Plan#1-071 005-1108(TLD).

2016 Re-Organization of the Planning Commission

Mr. Evans turned the meeting immediately over to Mr. English for this portion of the meeting.

Mr. English asked for a motion regarding the status of the Re-Organization of the Planning Commission.

Mr. Stoll made a motion to keep the Planning Commission board the same as it is now: Mr. Evans as Chairman, Mr. Newlin as Vice-Chair, and Mr. Caggiano as Secretary. Mr. Heist seconded that motion. The vote was unanimous.

Mr. English then turned the meeting back over to the Chairman, Mr. Evans. Mr. Evans continued the meeting by voting on the previous meeting minutes.

Minutes -

Mr. Caggiano made a motion, seconded by Mr. Newlin to approve the minutes from November 10, 2015 as amended. Vote; Unanimous.

Subdivision/Land Development Reviews

1). ZHB Application #15-09 826 Mennonite Rd/Fazio.

Mr. Milligan explained the presentation to the Planning Commission that this application has been put on hold. They must go to the Montgomery County Conservation District.

They have two lots in the Township, 1 of which is being proposed for development. It is near Cochise Lane and this was approved by the Township prior to our current Zoning Ordinance and they need to cross steep slopes. They have made application to the Zoning Hearing Board to get relief. Mr. Grace and Mr. Coyne both have no comments.

MOTION:

Mr. Caggiano made a motion, seconded by Mr. Newlin to recommend Taking No Action on the Zoning Hearing Board Application #15-09. Vote; Unanimous.

2.) Shoppes at Upper Providence Plan#8-001 017-1106(TLD), 1831/1835 Ridge Pike, 2 Lots-10.331 Acres, Expires January 18, 2016.

NOTE-

Both plans, the (TLD) and the (ZTA) for this project will be discussed together, but will have separate motions located under each appropriate heading.

Present for this discussion was Mr. Brion, Atty. for the Applicant and Mr. Mike Jeitner of Bohler Engineering.

Mr. Milligan verified review letters were received. MCPC of September 28, 2015, Grace Planning Associates of October 6, 2015, November 5, 2015 & January 11, 2016, McMahon Associates of October 7, 2015, November 6, 2015 & January 8, 2016, Gilmore Associates of October 8, 2015, November 5, 2015 & January 8, 2016 and Upper Providence Fire Marshal of September 2, 2015, November 6, 2015 & No Comment on Exhibit January 6, 2016.

Mr. Brion explained the Text Amendment.

The proposed amendment changes the parking requirements from 5.0 per 1000 sq ft to 4.5 spaces per 1000 sq ft. of gross floor area in the NC District, and includes a 5% bonus in impervious coverage for building an internal access drive.

Mr. Grace has added a proposed change to the buffering requirements that no longer requires a Buffer Type-3 between NC developments.

There was a short discussion about the placement of the entrance into the development on the west side.

Mr. Grace expressed that a curb cut for the access drive was not necessarily needed just yet. It can be moved to the North if needed.

Mr. Brion added that this was the Townships suggested location.

Mr. Evans brought up the waiver regarding the 100' Right of Way along the frontage.

Mr. Jeitner stated that they added the additional 11' that was required to the Ultimate Right of Way and no longer require a waiver. They are also providing PennDot's full required width for widening and a deceleration lane.

He went on to explain that the depth for "Retail B" was reduced to help with the Right of Way and they are also providing the required parking stall dimensions.

Mr. Jeitner continued explaining that they will still need 2 waivers, one is for the interior roads being 24' to accommodate the 11' additional for the Ultimate Right of Way. This also helped to move the loop road more to the east/south to buffer the north side of the property.

The second waiver is to provide any information within 100' of the property line to evaluate any offsite survey data.

Mr. Jeitner reported on the subdivision that the lot line has been completed-it is 2 properties and they will comply with all Ordinances.

Mr. Brion agreed to comply with all of the Consultants review letters.

Mr. O'Brien expressed that 4.5 spaces per 1000 sq ft for this site was appropriate for this site.

Mr. Grace explained that it changed everything in the NC District from 5.0 spaces down to 4.5 spaces.

Mr. English added that in the Text Amendment we reserve the right to require more if we feel it is necessary.

There was a question regarding the Gilmore letter #5 Zoning-Market Study re:Zoning Per Mr. Coyne-this comment should be removed.

Mr. Stoll asked if they should be using pervious paving instead of impervious paving.

Mr. Grace started by saying that they typically only use pervious paving for emergency accesses.

Mr. Coyne explained that they prefer impervious paving. Pervious paving is not working and this site will have a lot of traffic.

Mr. Brion said that they are at 73% impervious coverage with the loop road.

AUDIENCE COMMENTS:

Deborah Doheny of 110 Berkshire Lane

Concerned about the noise and visual pollution. Need the Township to protect her rights and property values.

Mr. Stoll explained that there will be buffering.

Mr. Grace further added the details of the Type 1 buffering. 25' of buffering.

70% Evergreen/30% deciduous landscape material. It is typically Norway Spruce or White Pine.

And on top of that a 5' berm, under the trees bushes.

There will be downcast lighting-which is very strict in/near Residential neighborhoods, but all of this is reviewed in the next stages of planning, preliminary.

The property is Zoned NC-Neighborhood Convenience Commercial. The buffering and lighting is designed to protect the residents.

Mr. Scott Bendig of 106 Berkshire Lane

He was glad to hear about the berm as well as the Evergreens.

He is concerned about people cutting across lawns and through yards to get to this shopping center. They are doing it now and there isn't anything there yet. Maybe they

could put a fence on top of the berm?

He is also concerned about headlight pollution from the loop road.

That front lot was also graded at a higher elevation than all of their lots. He is concerned about the runoff flowing into their properties.

They had questions about signage and the trash/refuse, shielding views and odors.

Mr. Bendig then questioned the Retention Basin-would it be naturalized or cut?

Mr. Grace explained that the next step, Preliminary Plan stage, is the best time to answer all of these questions.

Mr. Bendig then handed a copy of his letter, dated January 12, 2016, to Mr. Milligan for the file.

Mr. Brion also asked for a copy of the letter so they could also work with the residents.

Ms. Pam Baumann of 110 Berkshire

Arborvitaes don't shield the noise from Ridge Pike.

In their development people work day and nights. She feels they are also going to have a problem with rodents due to the grocery store trash.

The rear loop road is a cause for concern for her-she feels it will invite kids to "hangout" or people to do "other things" they don't want to be seen doing.

Mr. Caggiano made a motion, seconded by Mr. Newlin to recommend approval to the Board of Supervisors, Plan#8-001 017-1106(TLD),

1-Based on the applicant addressing the technical deficiencies as outlined in the consultant review letters from MCPC of September 28, 2015, Grace Planning Associates of October 6, 2015, November 5, 2015 & January 11, 2016, McMahon Associates of October 7, 2015, November 6, 2015 & January 8, 2016, Gilmore Associates of October 8, 2015, November 5, 2015 & January 8, 2016 and Upper Providence Fire Marshal of September 2, 2015, November 6, 2015 & No Comment on Exhibit January 6, 2016

2-This recommendation is made based on the Applicants Exhibit Plan labeled Ridge Pike Exhibit, Revision 7B, dated 12/17/2015.

3-Further, this recommendation is conditioned upon the Board of Supervisors of Upper Providence Township approving the recommended Zoning Text Amendment described in Township Application 8-001 017-1112ZTA.

4-With the acknowledgement of the Township Engineer item Number 5 under Zoning, of their letter dated January 8th, 2016 should be removed from consideration.
Vote; Unanimous.

3.) Shoppes at Upper Providence Plan#8-001 017-1112(ZTA), 1831/1835 Ridge Pike, 2 Lots-10.331 Acres, No Expiration.

NOTE-

Both plans, the (TLD) and the (ZTA) for this project will be discussed together, but will have separate motions located under each appropriate heading.

Present for this discussion was Mr. Brion, Atty. for the Applicant and Mr. Mike Jeitner of Bohler Engineering.

Mr. Milligan verified review letters were received. Grace Planning Associates of January 11, 2016, Gilmore Associates of January 8, 2016, and McMahan Associates of January 8, 2016.

Mr. Caggiano made a motion, seconded by Mr. Newlin to recommend approval to the Board of Supervisors, Plan#8-001 017-1112(ZTA), based on the applicant addressing the technical deficiencies as outlined in the consultant review letters from Grace Planning Associates of January 11, 2016, Gilmore Associates of January 8, 2016, and McMahan Associates of January 8, 2016.
Vote; Unanimous.

4). Greater Philadelphia Expo Center Plan#1-071 005-1108(TLD), 100 Station Avenue Parking Lot, 1 Lot-63,000 Sq.Ft., Expires February 1, 2016.

Present for this discussion was Mr. Brad Macy, Applicant.

Mr. Milligan verified review letters were received. M.C.P.C. of January 12, 2016, Grace Planning Associates of January 6, 2016, McMahan Associates of January 6, 2016, and Gilmore Associates of December 21, 2015.

Mr. Macy explained that the application is to expand and add additional parking at the Expo Center. They would like to increase the parking spaces so people don't have to

walk as far to get there, placing it along the river.

Mr. Evans questioned a map that showed the property lines.
Mr. Macy said they didn't have one at this moment.
Mr. Evans added that the topography was extremely challenging.

Mr. Stoll is vehemently opposed to parking in this space and he will never agree to this plan.
Mr. Heist agreed with Mr. Stoll. He feels the potholes are a disgrace and it doesn't look pretty from Route 422 at all. Now the business is successful and the site needs to look successful also.

There was a short discussion about what has been done with the site.

Mr. Stoll explained his dissatisfaction with this plan. He stated that they are destroying a wildlife area along with a nature trail and he feels that is totally wrong and there is no need for that. They should just fix some of the stone areas that are bad now.
Mr. Newlin agrees with both Mr. Stoll and Mr. Heist and he doesn't like the fact that pedestrians will be crossing the loop road to get to the Expo Center.

Mr. Caggiano made a motion, seconded by Mr. Heist to recommend denial to the Board of Supervisors, Plan#1-071 005-1108(TLD), based on the applicant addressing all of the technical deficiencies as outlined in the consultant review letters from M.C.P.C. of January 12, 2016, Grace Planning Associates of January 6, 2016, McMahan Associates of January 6, 2016, and Gilmore Associates of December 21, 2015.
Vote; Unanimous.

Mr. Macy didn't feel he had the right time to fix the plan (based on the technical deficiencies).
Mr. Caggiano explained that the Planning Commission, as a whole, felt it would save him time to just pull the plan for the time being.

Mr. Newlin asked how the updated Master Plan and the application for the CRSC Draft was coming along.
Mr. Macy said they were working on it.

The Planning Commission questioned Mr. Macy about who was moving in next to Dunkin' Donuts and how Gander Mountain was going.
Mr. Macy said that Sb1 Federal Credit Union was going in next to Dunkin' Donuts and

they are still waiting for Gander Mountain to sign the lease.

Mr. Caggiano made a motion to adjourn the meeting, seconded by Mr. Stoll at 8:15p.m.

Respectfully submitted,

Chris Caggiano