

**UPPER PROVIDENCE TOWNSHIP
PLANNING COMMISSION WORK SESSION
WEDNESDAY, APRIL 27, 2016**

A meeting of the Upper Providence Township Planning Commission was held at the Upper Providence Meeting Hall, 1301 Black Rock Road in Phoenixville, Pennsylvania on Wednesday, April 27, 2016. The meeting was called to order at 7:00pm. Attending were Planning Commission members Dave Evans, Chris Caggiano, Charles Stoll, and Robert Heist. Also in attendance was Township Solicitor, Steve English; Assistant Township Manager, Bryan Bortnichak; Township Engineer, Mike Coyne; Township Planner, Geoff Grace; and Township Traffic Engineer, Ken O'Brien.

1. **Approve Minutes of the February 10, 2016 Planning Commission Minutes:**
Chairman Evans called for a motion to approve the meeting minutes of the Planning Commission's February 10, 2016 meeting. Mr. Caggiano made a motion to approve the minutes. Mr. Heist second the motion and the motion passed 4-0.

2. **Approve Minutes of the February 24, 2016 Planning Commission Minutes:**
Chairman Evans called for a motion to approve the meeting minutes of the Planning Commission's February 24, 2016 work session. Mr. Caggiano made a motion to approve the minutes. Mr. Heist second the motion and the motion passed 4-0.

3. **Banyacsky Agricultural Security District Request:**

Mr. Bortnichak reviewed the application.
This property is 28 acres in Perkiomen Township near Routes 29 and 73. Perkiomen Township does not have an Agricultural Security District and Upper Providence does.
Perkiomen Township adopted a Resolution in February of 2016 authorizing participation in the Upper Providence Township Agricultural Security District. Mr. Bortnichak noted that the Montgomery County Planning Commission recommended including this parcel in our Agricultural Security District. We are asking the Planning Commission to make a recommendation to the Board of Supervisors.
A Public Hearing by the Board of Supervisors has been scheduled for May 16, 2016.

Mr. Caggiano made a motion recommending that the Board of Supervisors approve the request of the Banyacsky Agricultural Security Application. Mr. Heist second the motion and the motion passed 4-0.

4. Willowbrooke Lane Sanitary Sewer Extension Planning Module:

Mr. Coyne explained the Willowbrooke Lane Sanitary Sewer Extension noting that the first part of Willowbrooke Lane was built without sanitary sewer. The second phase was built with sewer.

Back in 2013 some of these homeowners signed a letter that they want the sewer extended and now the Township would like to extend it to the 11 existing homes that are still on septic.

This is a Planning Module to run the sanitary sewer up the rest of the road and tie in the 11 homes.

This recommendation is to allow the Chairman to sign the Planning Module Component 4A to be sent to the DEP along with the rest of the paperwork filled out by the Engineer's Office.

Mr. Caggiano made a motion to authorize the Chairman to sign the Willowbrooke Lane Sanitary Sewer Extension Planning Module Component 4A. Mr. Heist second the motion and the motion passed 4-0.

5. Shoppes at Upper Providence, Plan#8-001 017-1114(TSD), 1831/1835 Ridge Pike:

*Present: Joseph Bryon, Applicant's Attorney
Michael Jeitner, Applicant's Engineer
Robert Hill, Applicant*

Mr. Bryon explained that they met with the Board of Supervisors and presented a Tentative Sketch Plan on February 16, 2016. The Applicants revised the line of the subdivision based on the review letters and concerns. The Board of Supervisors then sent them back to the Planning Commission for approval. On February 29, 2016 they filed a subdivision and application to catch up with the Tentative Land Development Plan.

Mr. Jeitner stated that the original plan would not meet the rear setback for the parking and the building. This new plan would be called Tentative Sketch Plan 7C dated 4/22/16 Revision.

Mr. Evans asked about any cross easements.

Mr. English added that easements will be on the plan to be recorded.

Mr. Bryon said this will be submitted along with the Land Development Plan.

Mr. Caggiano expressed concern that the property may not all be developed at the same time. Mr. Bryon quoted Section 182 in the DC District saying it permits a

subdivision of lots provided that they are developed together and that there is proper documentation in order to make sure that they are developed and continue to operate as a shopping center. The intention is for the grocery store to own their own tract and Mr. Hill's company to own the balance of the property, but they will be developed as one property. They will also be developed as one architectural design for all the buildings and the landscaping and the requirements in regard to the access road will be developed all at the same time. Mr. Jeitner added that the timing of the building may be slightly different, but all of the site work will be done at the same time.

Mr. Stoll questioned the setbacks. Mr. Grace said they now meet the setback requirements and explained that there is a requirement for a buffer between two NC parcels. Mr. Grace added that there will probably be a waiver request at preliminary for two NC parcels when they meet. Mr. Bryon agreed with this explanation.

Mr. Evans explained that the last time everyone was here was for a Tentative Land Development Plan. But this is strictly an application for a subdivision. Mr. Evans suggested that the neighbors put together a list of concerns and select a key representative to talk with Mr. Hill.

AUDIENCE COMMENTS:

Pam Bauman of 110 Berkshire Lane explained that the Board of Supervisors directed The Shoppes at Upper Providence to meet with the residents. A two hour meeting was held on March 22, 2016 with about 35 residents during which the residents presents their concerns. The Developer was instructed to get back with the neighbors. Since then they haven't heard back from the Developer. Ms. Bauman asked to have this plan tabled until the Developer responds.

Mr. Bryon noted that the Applicant would like to do more than a type 3 buffer, fencing and a berm. He is just trying to catch this plan up to the other plan. They came prepared tonight to discuss everything with the residents if necessary. Ms. Bauman suggested they schedule a date when the residents can all attend. Mr. English advised that he saw the neighbors list of concerns and feels the subdivision plan does not affect what the homeowners are concerned about. Mr. Heist feels the same way.

Mr. Caggiano tried to make sure that the Applicants from the Shoppes at Upper Providence understood that the neighbors and the Planning Commission have concerns and they need to follow up with their promises and commitments and to keep an open dialog.

Tim Palladino of 311 Cambridge Drive expressed concern about the subdivision line and how it may affect the berm between the buildings, the parking spaces, the buffer and the houses in the back. Mr. Evans explained that such concerns will be discussed after Preliminary Land Development plans have been filed.

Mr. Caggiano made a motion to recommend to the Board of Supervisors to recommend the Tentative Subdivision Plan#8-001 017-114(TSD) with conditions that;

1-The Applicant address the technical deficiencies as outlined in the consultant review letters from Grace Planning Associates of April 27, 2016, Gilmore Associates of April 27, 2016, and McMahon Associates of April 1, 2016.

2-The Applicant address all easement concerns to the Solicitor's satisfaction.

Mr. Heist second the motion and the motion passed 4-0.

Mr. Evans addressed the residents to let them know that this is the Tentative Subdivision Review only and that they will have an opportunity to have their concerns heard when the Applicant submits for preliminary approval.

Mr. Evans encouraged the Developer and the residents to stay after the meeting to discuss the plans.

6. Adjournment:

Mr. Stoll made a motion to adjourn at 7:45pm. Mr. Caggiano second the motion and the motion passed 4-0.

Respectfully submitted,

Chris Caggiano
Upper Providence Township Planning Commission