

**UPPER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION WORK SESSION  
WEDNESDAY, May 25, 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, May 25, 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; Township Manager, Tim Tieperman; for the Assistant Township Manager, Betty McGregor; Township Engineer, Mike Coyne; Township Planner, Geoff Grace; and Township Traffic Engineer, Ken O'Brien.*

**1. Approve Minutes of the April 27, 2016 Planning Commission Minutes:**

Chairman Evans called for a motion to approve the meeting minutes of the Planning Commission's April 27, 2016 meeting. Mr. Caggiano made a motion to approve the minutes. Mr. Heist second the motion and the motion passed 4-0.

**2. Zoning Hearing Board Application #16-02 Jones:**

Mr. Evans reviewed the application.

This property is located at 726 S. Fourth Avenue, Royersford. The Applicant would like to add a garage and a porch to their property. The side yard setback is 15' and the front is 30'. They are within 5.14' of the side yard setback. The Planning Commission Members looked at pictures of the subject property and the neighbor's property.

Mr. Caggiano made a motion recommending that the Board of Supervisors send this Application to the Zoning Hearing Board and take No Action. Mr. Heist second the motion and the motion passed 4-0.

**3. Patient First, Plan#6-031 009-1116(PSD/LD), 1425 S Collegeville Road:**

*Present: Ed Mullin, Applicant's Attorney  
Jim Bannon, Applicant's Engineer*

Mr. Mullin explained the road situation. Upon approval with the Zoning Hearing Board the Applicant will escrow to do their improvements, it will include money for the road. Based on all of the review letters received-all will comply.

The Planning Commission looked over the drawings and Mr. Mullin showed them the main entrance into the complex and the proposed driveway for Patient First off of the ring road.

Mr. Coyne had a conversation with Nave Newell and he is satisfied as long as they meet the conditions of his letter.

Mr. O'Brien was asked about the traffic study and Arcola Road and the affect it will have on turning out of that driveway. He explained that in the morning turning left would be difficult, but there shouldn't be a lot of traffic leaving this facility in the morning. The evening traffic should be fine-he can't see the traffic extending down that far. Mr. Stoll questioned the probability about getting an easement for a connection to Arcola Road. Mr. Barker, Board of Supervisor Chairman, being in the audience answered that question. It is in discussion right now and it will probably come up in the future development proposal.

Mr. Grace explained that the road would come in on Arcola Road towards Route 29, across the street from Michaels Crafts.

Mr. Mullin asked the Planning Commission if they had received the waiver letter. They had not. The only items discussed were items that were in Consultant Review Letters.

Item 1-Requesting waiver from the Township Engineer to use DHPE pipe for on-site stormwater conveyance. No discussion.

Item 2-Requesting waiver to allow a minimum of 18" of cover over pipe instead of 24". Mr. Coyne said the Applicants are responsible for the maintenance and it is all on-site so he is ok with it.

Item 3-Requesting a modification from the following requirement to allow the excerpt of the Quad Map that they included on the Title Sheet (Sheet 1 of 17) to meet this requirement. \*The survey conducted for this project extends 20 feet from the westerly property line. No discussion.

Item 4-Requesting a modification from the following requirement: to show contours extending 15' beyond the westerly property line. No discussion.

Item 5- Requesting a waiver from showing preliminary profiles for all new and existing roads which are adjacent to the tract. Applicant is not proposing any new roads or revisions to Collegeville Road or the existing road to the site. No discussion.

Item 6- Requesting a waiver to allow for less than a five foot radius of curvature (for all curb line in parking areas) at the dumpster location. Mr. Bannon explained that there is a 2' x 2-1/2' radius section of curb by the dumpster where typically only trash trucks will drive-not cars. Mr. O'Brien and Mr. Coyne are fine with this waiver in this area only.

Item 7- Requesting a waiver to allow for 6"-reveal curb on-site, rather than 8"-reveal that is required by PennDot. No discussion.

Item 8- Requesting a waiver to bring the toe of slope to within 1 foot of the westerly property line. No discussion.

Item 9- Requesting a waiver to install the fire hydrant 44 feet from the building. Mr. Bannon said they have not had a discussion with the Fire Marshal yet, they just received the initial feedback from PA American Water regarding the meter pit. They will coordinate everything with the Fire Marshal. There will be a Utility

Easement required.

Mr. Bannon discussed an item on the Gilmore letter regarding 4' boxes. There would be no need for double boxes. Mr. Coyne added that it would only be required if all three inlets get clogged and he is ok with it as long as the calculation shows that it works. Mr. Grace commented that the sidewalk/trail was not on the waiver letter but that could be worked out later. The Township does not know where they would like the connection yet.

Mr. Bannon showed the Planning Commission the connection from the assisted living facility to Patient First. Mr. Grace said there will be a sidewalk to the next light on Route 29. Mr. Mullin discussed the trail and deferral. Mr. English added that the Applicant could escrow the money for the trail along with the money for the road. Mr. Mullin agreed to share the cost.

There were no other issues from the Planning Commission or the audience.

Mr. Caggiano made a motion to recommend to the Board of Supervisors to recommend the Preliminary Subdivision/Land Development Plan#6-031 009-1116(PSD/LD) with conditions that;

1-The Applicant address the technical deficiencies as outlined in the consultant review letters from Grace Planning Associates of May 18, 2016, Gilmore Associates of May 19, 2016, McMahan Associates of May 18, 2016, and the Township Fire Marshal of April 26, 2016.

2-The Applicant agrees to defer decision of trail and to share cost of trail.

3-Subject to the satisfaction of the Fire Marshal.

4-Incorporate waiver letter of 4/29/16.

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

**4. Patient First, Plan#6-031 009-1117(PSD), 1425 S Collegeville Road:**

*Present: Ed Mullin, Applicant's Attorney  
Jim Bannon, Applicant's Engineer*

**This was discussed with the above item#3 but the motion is separate.**

Mr. Caggiano made a motion to recommend to the Board of Supervisors to recommend the Preliminary Subdivision Plan#6-031 009-1117(PSD) with conditions that;

1-The Applicant address the technical deficiencies as outlined in the consultant review letters from Grace Planning Associates of May 18, 2016, Gilmore Associates of May 19, 2016, McMahan Associates of May 18, 2016, and the Township Fire Marshal of April 26, 2016.

- 2-The Applicant agrees to defer decision of trail and to share cost of trail.
  - 3-Subject to the satisfaction of the Fire Marshal.
  - 4-Incorporate waiver letter of 4/29/16.
- Mr. Heist second the motion and the motion passed 4-0.

5. **Adjournment:**

Mr. Caggiano made a motion to adjourn at 7:34pm. Mr. Heist second the motion and the motion passed 4-0.

Respectfully submitted,

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Chris Caggiano  
Upper Providence Township Planning Commission