

**UPPER PROVIDENCE TOWNSHIP
PLANNING COMMISSION WORK SESSION
WEDNESDAY, June 22, 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, Joseph Bresnan; Assistant Township Manager, Bryan Bortnichak; Township Engineer, Bill Dingman; Township Planner, Geoff Grace; and Township Traffic Engineer, Ken O'Brien.

1. Zoning Hearing Board Application #16-03:

Mr. Bortnichak explained the variances to build a house on this property. This property has private sewer. Mr. Caggiano verified the location of this property; it is 105 Greenwood Avenue. It is next to the Grace Evangelical Church. All of the closest homeowners will get notified when they go to the Zoning Hearing Board. The Planning Commission Members all had no problem passing this application along to the Zoning Hearing Board.

Mr. Caggiano made a motion to take no action on Zoning Hearing Board Application #16-03 and pass along to the Zoning Hearing Board.

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

2. Jeb Group. Plan#8-005 027-1110(PLD). East Corner Ridge Pike & Kline Road:

*Present: Ed Mullin, Applicant's Attorney
Tom Ludgate, Applicant's Engineer
John Barry, Owner Jeb Group*

Mr. Mullin acknowledged all of the Consultant review letters. He explained that they have already been in front of the Planning Commission for Conditional Use and Tentative Plan. The 2 main issues were worked out which included the widening of Kline Road and the sidewalk along their property and Peco's property. With the exception of the waiver letter they are presenting, they agree to all of the Consultant review letters.

Mr. Ludgate explained the 6 waivers on the letter dated June 15, 2016.

1-Sidewalk, to not install on Kline Road.

2-Widening on Kline-Required 38 foot cart way, requesting 26 foot wide cartway.

3-Type 3 Buffer between their property and Peco's property. Half of the adjoining Peco property is zoned Residential. Requesting to not buffer between these two

properties.

4-Requesting a waiver to allow side-slopes on part of the basin to be 2 to 1 and privately owned. The 2 to 1 slope would only be about 4-5 feet high.

5-Requesting a waiver to allow the basin drain for a 48 hour drain. State requires 72 hours maximum drain, Township requires 24 hour drain.

6-Requesting a waiver regarding the basin slope-the basins will infiltrate-asking for them to be a flat basin as opposed to a slope.

Mr. Heist asked why these basins couldn't be designed without needing these waivers. Mr. Ludgate said it is hard to infiltrate 1-on a side slope (2 to 1), 2-with a 24 hour detaining time. Mr. Dingman discussed Best Management Practices. This will need to be reviewed at Mr. Grace's next cleanup Ordinance. Basins are designed to drain in 24 hours.

Mr. Evans asked about having no trail on Kline Road. Mr. Grace said not now-but it will be necessary at some point it may be installed in the Peco right-of-way. Mr. Dingman asked if the trail across Peco and the widening were the "fee in lieu of package deal" that was the result of the waivers? Mr. Mullin said yes, they had many onsite meetings to work out all of the details.

Mr. Evans asked where they were going to put the dumpsters. Mr. Barry explained that they weren't going to have a dumpster. They are running a facility in Newtown Bucks County. This facility is spotless. They wrote a rule that the customers are not allowed to leave trash, if they do-there are cameras and on a case by case basis-can charge each unit. The office will have normal trash pick-up. Mr. Mullin added that if there is an issue, it can be noted in the Development Agreement that a dumpster can be installed in the future.

AUDIENCE COMMENTS:

Randy Fretz of Ridge Pike asked what type of basins will be installed, and what the flow rate was. Mr. Ludgate said above ground basins that all tie into an existing inlet at Ridge Road and Kline. As far as the flow-he didn't know that off the top of his head-but it is in the reports.

Mr. Fretz then asked what kind of buildings were being built and what type of roofs were being planned. Mr. Ludgate answered metal buildings and standing seam metal roofing.

Mr. Caggiano made a motion to recommend to the Board of Supervisors to recommend the Preliminary Land Development Plan#8-005 027-1110(PLD) with conditions that;

1-The Applicant address the technical deficiencies as outlined in the consultant review letters from Grace Planning Associates of April 21, 2016, and April 27, 2016, Gilmore Associates of May 27, 2016, and McMahon Associates of May 11, 2016, and the Upper Providence Fire Marshal of May 11, 2016.

2-The Applicants waiver letter dated, June 15, 2016 with the revision of the listing basin drain to 48 hours instead of 72 hours.

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

3. Adjournment:

Mr. Caggiano made a motion to adjourn at 7:30pm. Mr. Stoll second the motion and the motion passed 4-0.

Respectfully submitted,

Chris Caggiano
Upper Providence Township Planning Commission