

**UPPER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, September 14, 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, September 14, 2016. The meeting was called to order at 7:00pm. Attending were Planning Commission members Paul Newlin, Charles Stoll and Robert Heist. Also in attendance was Township Solicitor, Joseph Bresnan; 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 August 10, 2016 Planning Commission Minutes:

Vice-Chairman Newlin called for a motion to approve the meeting minutes of the Planning Commission's August 10, 2016 meeting. Mr. Heist made a motion to approve the minutes. Mr. Stoll second the motion and the motion passed 3-0.

2. Approve Minutes of the August 24, 2016 Planning Commission Minutes:

Vice-Chairman Newlin called for a motion to approve the meeting minutes of the Planning Commission's August 24, 2016 work session. Mr. Heist made a motion to approve the minutes. Mr. Stoll second the motion and the motion passed 3-0.

3. Ridgewood Phase II, Plan#8-007 001-1119(TSD/LD), Linfield Trappe Road:

*Present: Ed Mullin, Applicant's Attorney
Jon Penders, Rouse Chamberlin
Kim Kryder, Applicant's Engineer*

Mr. Mullin explained that everything has already been discussed besides the road widths and the perpendicular parking. He asked Mr. Coyne if he knew or heard anything from the Board of Supervisors and Mr. Broadbelt on what they preferred for road widths in the Township. Mr. Coyne advised that the Board of Supervisors are not likely to allow road widths of less than 32 feet. Mr. Mullin added that now that the streets are 32' wide the Fire Marshal said there can be parking on the roads.

Mr. Mullin went on to discuss the perpendicular parking vs. the parking areas/small lots. They feel that perpendicular parking keeps the residents and their guests closer to their homes, but it will require a waiver, but it makes more sense. Mr. Mullin went on to say that with perpendicular parking there won't be a lot of

parking on the roads anyways. Mr. Newlin added that he liked the idea of perpendicular parking better than small lots. Mr. Heist said he lives in a community that has perpendicular parking and he likes it.

Mr. Mullin asked Mr. Bresnan about the Right of Way Utility Easement. Mr. Bresnan said the Township is satisfied to let it go with no Right of Way.

Mr. Heist made a motion to recommend to the Board of Supervisors to recommend the Tentative Subdivision Plan#8-007 001-1119(TSD/LD) with conditions that;

- 1-The Applicant address the technical deficiencies as outlined in the consultant review letters from Montgomery County Planning Commission of August 9, 2016, Grace Planning Associates of August 2, 2016, Gilmore Associates of June 30, 2016, McMahon Associates of August 2, 2016 and the Fire Marshal of May 6, 2016.
- 2-The Applicant agrees to construct a trail or sidewalk along Linfield Trappe Road for the frontage of both Phase I and II of the Ridgewood Development.
- 3-The Applicant agrees to widen Linfield Trappe Road where Phase II of the Ridgewood Development has frontage along Linfield Trappe Road.
- 4-The Applicant is not required to widen the existing portions of Jacobs Drive.
- 5-The Applicant is not required to submit a new Community Impact Statement.

Mr. Stoll second the motion and the motion passed 3-0.

4. Adjournment:

Mr. Heist made a motion to adjourn at 7:20pm. Mr. Stoll second the motion and the motion passed 3-0.

Respectfully submitted,

Paul Newlin
Upper Providence Township Planning Commission