

**UPPER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 12, 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, October 12, 2016. The meeting was called to order at 7:00pm. Attending were Planning Commission members Dave Evans, Paul Newlin, Charles Stoll, Chris Caggiano 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. Authorize Execution of Letter of Support:

Mr. Coyne reviewed the Willowbrooke Road sewer main extension project and the grant application that the Township is seeking to defray the cost of the work. Mr. Bortnichak noted that he prepared a letter in advance for Mr. Evan's signature in support of the grant application and that a letter of support from the Planning Commission is a requirement of the grant. A motion was made by Mr. Caggiano to authorize the Planning Commission Chairman to sign the prepared letter. The motion was second by Mr. Heist and passed 5-0.

2. Global Packaging, Plan#2-057 010-1123 (T)LD, Egypt Road:

*Present: Ed Mullin, Applicant's Attorney
Ron Klos, Jr., Applicant's Engineer
Tony McGinness, Global Packaging*

Mr. Mullin introduced the Tentative Land Development Application for Global Packaging noting that he has withdrawn the conditional use application that was originally applied for. Mr. Mullin addressed the regional basin that has been proposed for a considerable period of time and noted that the property owner has submitted for a revision to the NPDES permit related to the basin and that the Applicant is willing to agree to a condition that the basin must be constructed before the Global Packaging building is constructed.

In response to a question from Mr. Newlin about access to the property from Hollow Road, Mr. Mullin advised that they have obtained an easement from Don Gracia of Providence Self Storage to permit access to the site. In exchange for the easement, Gambone has agreed to complete the complete the roadway improvements that would have been triggered by Phase III of the Providence Self Storage approval.

In light of the fact that the plan will initially take access only from Hollow Road, Mr. Mullin will ask that the installation of sidewalks and street trees along Egypt Road be deferred until the proposed access onto Egypt Road is constructed. Mr. Kelos noted that the other buildings that are closer to Egypt Road than the Global Packaging building will take access from Egypt Road in a subsequent plan phase. Mr. Mullin added that they would also like to not provide an emergency access way to the site as requested by the Fire Marshal.

Mr. Coyne pointed out that the Meadows complex takes access through the subject parcel but there is no indication of an easement where the Meadows' driveway is located. Mr. Evans suggested that the Fire Marshal's request for an emergency access could be provided for via an extension of the Meadows' Driveway. Mr. Coyne also pointed out the presence of an existing easement on the Sheppard property. Mr. Mullin acknowledged the Planning Commission's desire to provide for an emergency access.

In response to a question from Mr. Heist about the height of the building and presence of fire sprinklers, Mr. Maginnis explained that the building would be 24' in height and that it would be constructed in compliance with the Township Fire Code.

Mr. Stoll inquired about the use of Global Packaging's current location in Oaks. Mr. Maginnis indicated that they would stay in Oaks at their current location and that this building would be in addition to the existing facility.

Mr. Heist expressed concern about deferring the improvements along Egypt Road. Mr. Caggiano suggested that the Egypt Road improvements should be constructed if any of the buildings shown on the plan, other than the Global Packaging building, are constructed that the Egypt Road improvements should be constructed at that time.

Mr. Coyne suggested that a no right turn sign for trucks be installed at the driveway onto Hollow Road to avoid the height conflict with the railroad bridge.

Mr. Caggiano made a motion to recommend approval of the Global Packaging tentative land development application, Plan 2-057 010-1123 (T)LD, subject the following conditions:

1. All technical deficiencies shall be resolved to the satisfaction of the Township and all recommendations implemented, as outlined in the following plan review letters:

- a. Gilmore Assocs. dated 9/27/2016
Grace Planning dated 10/4/2016

McMahon Associates dated 10/6/2016
Fire Marshal dated 9/2/2016

2. That the Applicant not be required to modify the railroad overpass as noted in the McMahon Associates review letter.
3. That the Applicant provide an emergency access driveway to the site.
4. That the Egypt Road improvements be deferred until such time that any of the additional (after the Global Packaging 225,000SF building) proposed buildings are constructed.
5. That signage be installed prohibiting right turns for trucks exiting the site to Hollow Rd.
6. That the Applicant grant an easement to the Meadows providing for ingress and egress for the Meadows' existing driveway.

The motion was second by Mr. Stoll and passed 5-0.

3. Other Business:

In light of the lack of agenda items for the Planning Commission's upcoming October 26, 2016 meeting will be canceled.

4. Adjournment:

Mr. Stoll made a motion to adjourn the meeting. The motion was second by Mr. Heist and passed 5-0.

Respectfully submitted,

Chris Caggiano
Upper Providence Township Planning Commission