



TOWNSHIP OF UPPER PROVIDENCE

***MEETING TO BE HELD VIA ZOOM CONFERENCE**

LINK TO BE PROVIDED ON TOWNSHIP WEBSITE (UPROV-MONTCO.ORG)

24 HOURS PRIOR TO THE MEETING TIME*

PLANNING COMMISSION AGENDA

SEPTEMBER 9, 2020– 7:00 PM

CALL TO ORDER / ROLL CALL

PUBLIC COMMENT FOR NON-AGENDA ITEMS

GENERAL DISCUSSION ITEMS:

- PC Meeting Minutes: August 12, 2020
- PC Meeting Minutes: August 26, 2020

APPLICATIONS TO BE HEARD ON SEPTEMBER 9, 2020:

1. 183 Kline Road Zoning Map Amendment

Property Address: 183 Kline Road
Proposed Development: Zoning Map Amendment from R-1 to R-2
Township #: 8006-0361-0001 ZMA
Submission Date: August 12, 2020
No MPC clock deadlines

APPLICATIONS PENDING REVIEW: DATE FOR DISCUSSION TO BE DETERMINED

2. 172 Hopwood Road Conditional Use and Tentative Plan

Property Address: 172 Hopwood Road
Proposed Development: 48-unit carriage home development
Township #: 6033-0341-0001 CU / 6033-0341-0002 (T) LD
Submission Date: February 5, 2020
Conditional Use Hearing Clock: ~~April 3, 2020~~ / Extension to November 21, 2020 (per August 12, 2020 letter)
Land Development Clock Expiration: ~~May 5, 2020~~ / Extension to November 21, 2020 (per August 12, 2020 letter)

3. Residences at Providence Town Center Final Plan

Property Address: Arcola Road and Water Loop Drive
Proposed Development: Multi-family and Hotel
Township #: 3031-0305-0004 FINAL
Submission Date: December 10, 2019 / Clock Expiration: None-signed waiver

4. Barker Property / Reynolds Acquisitions Final Plan

Property Address: 116 Hess Road
Proposed Development: 14 lot Subdivision
Township #: 5010-0351-0004 Final
Submission date: August 14, 2020 / Clock Expiration: none

FUTURE AGENDA DISCUSSION



ADJOURNMENT



**UPPER PROVIDENCE TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
Wednesday, August 12, 2020**

A meeting of the Upper Providence Township Planning Commission was held via Zoom webinar on Wednesday, August 12, 2020. Attending were Planning Commission members Chris Caggiano, Chair; Tom Wright; Robert Gilinger and Matt Caffrey. Also in attendance were Bill Dingman from the Township Engineer's Office; Eric Frey, Esq. from the Township Solicitor's office; Casey Moore from the Township Traffic Engineer's Office; and Geoffrey Grace, Township Director of Planning and Zoning.

Call to Order

The regular meeting was called to order by Mr. Caggiano at 7:03 p.m.

Public Comment for Non-Agenda Items

None.

General Discussion Items:

a. June 10, 2020 PC Meeting Minutes (re-adoption)

Mr. Grace stated that the June 10, 2020 minutes need to be readopted. The previous minutes were incomplete and missing the last section of text.

Mr. Caffrey motioned, seconded by Mr. Gilinger, to re-adopt the completed Planning Commission minutes from June 10, 2020. Motion carried 4-0.

b. July 8, 2020 PC Meeting Minutes

Mr. Gilinger motioned, seconded by Mr. Caffrey to adopt the Planning Commission meeting minutes from July 8, 2020. Motion carried 3-0. Mr. Caggiano abstained from voting as he was not in attendance at that meeting.

c. Providence Business Park III – 60K Flex Space Final Plan

*Present: Ed Mullin, Esquire, attorney for Applicant
Tom Ludgate, Project Engineer*

Attorney Mullin provided the details of the project. The building is a 60,000 square feet flex space. Currently, there are no tenants. The project has clean letters from Gilmore (July 16, 2020) and McMahon (July 9, 2020). Applicant is requesting a recommendation to the Board of Supervisors. Mr. Caggiano asked for clarification on the proposed drive extension that connects with Egypt Road. Mr. Ludgate stated that the drive is emergency access only.

Mr. Caggiano asked for public comments.

Arthur Boyle (390 Greenwood Avenue) stated he is okay with the proposal.

Arlyn Bell (708 Meadowview Lane) wanted clarification on why land is being cleared if the plan has not yet been approved. She also asked if the barrier work will be completed before the construction of the building. Attorney Mullin stated that the barrier work will be performed before any building construction. The current land movement has to do with the HB Fraser building and not this project.

Mr. Wright motioned, seconded by Mr. Gilinger, to recommend sending this to the Board of Supervisors for final approval consideration based upon Applicant's compliance with the July 9, 2020 McMahon letter and July 16, 2020 Gilmore letter. Motion carried 4-0.

d. 395 Greenwood Avenue Waiver Request

*Present: Ed Mullin, Esquire, attorney for Applicant
Rich Carroll, Hallmark Building Group*

Attorney Mullin stated the project received conditional use approval for flex lotting for 17 lots. Subsequently, PA. American Water stated they could not provide the appropriate flow of water. A variance was requested from the Zoning Hearing Board for individual wells which the surrounding neighbors argue is not an adequate solution as it may interfere with their wells. In working with the Township and PA. American Water, a solution was achieved by allowing the development a lesser flow of water (1,000 gallons per minute vs. 1,500 gallons per minute). Both Bill Dingman and Fire Marshal, Tom Dimmerling have agreed to this solution. Going forward, if the waiver is recommended to and approved by the Board of Supervisors, Applicant will withdraw the requested Zoning Hearing Board variance. Mr. Caggiano asked about the number of hydrants in the subdivision. Mr. Carroll stated there is one hydrant at the half-way point of the subdivision which would cover the entire subdivision. Attorney Mullin stated that the Fire Marshal was satisfied with the hydrant location and footage from either end of the subdivision. Attorney Frey clarified that applicant is asking for only this waiver and will be back before the Planning Commission for additional plan approval allowing for discussion of additional hydrants if needed.

Mr. Grace clarified that the 1,500 gallons per minute is a set standard that the project does not meet, thus requiring a waiver. Attorney Frey clarified the choice is between 17 public wells or a lower gallon per minute which the Fire Marshal states is acceptable.

Mr. Caggiano asked for public comments.

Arthur Boyle (390 Greenwood Avenue) asked for the Fire Marshal's letter to be viewable.

Michael Labetti (339 Woodland Drive) asked for clarification on the location of the watermain. Mr. Carroll stated the water would be coming up Greenwood Avenue from Knoll Avenue. Mr. Labetti asked if this development takes into account the newly proposed development at 357 Greenwood Avenue. Mr. Grace stated the 357 Greenwood project has been in coordination with PA. American Water and at some time in the future will be asking for the same waiver. Attorney Mullin who represents the Applicant for 357 Greenwood confirmed that they will be asking for this waiver at a future time. Mr. Labetti asked why the project cannot meet the 1,500 gallons per minute standard. Attorney Mullin stated this is due to looping the system. Mr. Labetti asked what happens to the contaminants on the property when the digging begins. Mr. Carroll stated the property has a clean Phase 1. Mr. Labetti stated that court records back to 1987 and 1988 show various lawsuits against the previous property owner. He has records from the PA. Department of Transportation showing the soil is contaminated and wants to know if there have been borings and/or the property has been tested. Mr. Carroll stated the property has a clean Phase 1 letter and will send it to Mr. Labetti. Attorney Mullin asked Mr. Labetti to send his any relevant documentation on the property to Mr. Grace who will in turn send Mr. Labetti a copy of the Phase 1 letter.

Mr. Dingman confirmed that he has spoken to PA. American Water on this issue. He stated that water quality becomes an issue when serving a dead-end/cul-de-sac. This, as well as the property is uphill, contribute to the reasons that the project cannot meet the 1,500 gallons per minute.

Mr. Wright motioned, seconded by Mr. Gilinger, to recommend to the Board of Supervisors approval of the waiver of the 1,500 gallons per minute standard and allow the project to proceed on 1,000 gallons per minute as stated by PA. American Water and agreed to by the Fire Marshal, which will further allow Applicant to withdraw his requested variance before the Zoning Hearing Board for 17 individual wells. Motion carried 4-0.

e. Zoning Hearing Board Application #20-04, Floodplain variance

Present: Ed Mullin, Esquire, attorney for Applicant

Mr. Grace stated the Planning Commission's opinion is required when there is a floodplain variance request.

Attorney Mullin stated that Graphic Packaging International has a property on Longford Road. When the Schuylkill River overflows its banks, the water flows through the canal, over Longford Road, into a private front yard and finally hit the GPI building. Applicant is proposing an aqua dam to help prevent flooding. An aqua dam consists of a

fabric filled with water which lays on the ground and acts as a dam to prevent the water from flooding your building. The green line on the plan represents the railroad embankment; and the yellow line represents the proposed aqua dam. The aqua dam is filled with flooding water from the Canal. When the Canal recedes, the water is put back into the Canal. No one would be in the building because the aqua dam would not be used until a flood warning is issued and everyone has been evacuated. The aqua dam has been approved by FEMA with a Letter of Map Revision (LOMR) but the aqua dam is treated like a permanent object in the floodplain. Applicant is seeking a neutral/no action recommendation from the Planning Commission. Mr. Gilinger asked if the aqua dam would adversely affect other homes in the area by diverting water. Attorney Mullin stated the houses in question would already be impacted before any water reaches the Graphic Packaging building. In essence, the aqua dam would be making a wall around the building using the railroad embankment as the back wall. Mr. Grace stated that Graphic Packaging has received a Letter of Map Revision (LOMR) from FEMA. The public has been notified of the small change in the depth of the flood elevation. Mr. Grace further stated his understanding is that there is no increased impact to any of the downstream properties. He also stated that the overall development change is less than 2,000 square feet. Since there is no formal land development, Graphic Packaging would be required to get approval from FEMA, which they have, and then the appropriate local variances.

Mr. Caggiano asked if Graphic Packaging has flooded in the past. Mr. Grace stated Graphic Packaging approached the Township approximately one year ago with this plan. The request was made because the equipment in the building is becoming antiquated and Graphic Packaging wants to invest in new equipment but will not do so if the building is not protected from flooding. Applicant feels the aqua dam is the best solution. Mr. Dingman stated this process has been used in other areas in the United States. He further stated the yellow line on the plan conforms to the existing building footprint. The building, itself, would prevent the floodwater and the proposed aqua dam takes up a small fraction of the floodplain. The amount of impact in the floodplain and the amount of area taken out of the floodplain is minimal. There should be no impact on the adjoining properties as evidenced by the detailed calculations submitted to and approved by FEMA. Mr. Dingman stated that the applicant's proposal is not allowed to impact adjoining property owners and if it does, per FEMA, the adjoining property owners would need to sign a release. This project does not impact adjoining property owners per FEMA and review by Mr. Dingman's office.

Mr. Caggiano asked about the process of filling and discharging water. Mr. Dingman stated stormwater drainpipes exist underneath the road that feed into the canal. The aqua dam would be discharged on the Applicant's property and flow back into the canal through the storm drainage pipes. Graphic Packaging would need a DEP permit (GP-13) to both remove water from and return water to the canal.

Mr. Caffrey asked if there was another option that would avoid the need for the aqua dam, like changing grading or additional detention or infiltration basins. Attorney Mullin

stated this is the best solution to the problem. The size of the basin needed would be very deep and as large as the building. The applicant believes this is the best possible solution.

Mr. Wright motioned, seconded by Mr. Gilinger, to remain neutral/take no action on Zoning Hearing Board Application 20-04, Floodplain variance. With no public comment, motioned carried 4-0.

Applications to be Heard:

Pope John Paul Home Bleachers

*Present: Greg DiPippo, Esquire – Attorney for Applicant
Bill Carroll – Pope John Paul Board Member
Vincent Cazzetta – Pope John Paul Board President
Craig Bonenberger – McCarthy Engineering, Project Engineer
Eric Gianelle – KCBA Architects, Project Architect*

Attorney DiPippo stated that applicant was before the Planning Commission a few months prior with their plan for football stadium lighting. The applicant is requesting preliminary/final approval for the proposed bleacher, locker rooms and concession stand construction for the athletic fields. Both Gilmore and McMahon have written clean review letters for this plan. Mr. Grace showed the proposed plan and aerial map of the sight. The aerial does not show the visitor side bleachers which were installed about a year ago. The plan includes use of an already existing building which currently has restrooms. An upper level with additional restrooms is proposed. Also planned is the addition of a training room, locker room and snack bar on the upper level. Mr. Gianelle stated the proposed building is two stories with locker rooms on the lower level with the concession stand and public restrooms on the upper level. The building is no higher than 24 feet from the football field and 12 feet from the parking lot. There is a slope from the parking lot down to the football field.

Mr. Grace stated that this plan was brought to the township prior to the pandemic. Township staff and consultants have been working with the Applicant to address any concerns or issues. Because of this time spent, Applicant has received clean letters from all consultants and is asking for preliminary and final approval.

Mr. Wright motioned, seconded by Mr. Gillinger, to recommend to the Board of Supervisors preliminary and final approval based on compliance with the consultants' letters. With no public comment, Motion carried 4-0.

Discussion Items

Mr. Grace stated that the Township will be migrating to Microsoft Teams and explained the process.

Mr. Grace stated the Comprehensive Plan Subcommittee meeting is scheduled for August 19, 2020 at 7:00 p.m. and all Planning Commission members are welcomed to attend.

The next Planning Commission meeting is scheduled for August 26, 2020 at 7:00 p.m. On the agenda for this meeting is the SEI/Reber Road plan.

Mr. Grace stated the Board of Supervisors have had in person meetings with only staff and consultants present. Conditional use hearings were also held with the applicant attending. However, the public must attend any meeting by Zoom. For the remainder of the year, all commissions including Planning, Municipal Authority, etc. will be held via Zoom.

Adjournment

Mr. Caffrey motioned, seconded by Mr. Caggiano, to adjourn at 7:55 p.m. Motion carried 4-0.

Respectfully submitted,

Tom Wright, Secretary
Upper Providence Township Planning Commission



**UPPER PROVIDENCE TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING
Wednesday, August 26, 2020**

A meeting of the Upper Providence Township Planning Commission was held via Zoom virtual videoconference on Wednesday, August 26, 2020. Attending were Planning Commission members Chris Caggiano, Chair; Robert Heist, Vice-chair; Tom Wright; Robert Gilinger and Matt Caffrey. Also in attendance were Bill Dingman from the Township Engineer's Office; Joseph Bresnan, Esq. Township Solicitor; Anthony Valencia from the Township Traffic Engineer's Office; Matthew Light, Code Enforcement Officer; and Geoffrey Grace, Township Director of Planning and Zoning.

Call to Order

The regular meeting was called to order by Mr. Caggiano at 7:00 p.m.

Public Comment for Non-Agenda Items

Carole Speers (106 N. Reber Road) stated she is in opposition to close Lower Indian Head Road and replace access to the residential neighborhood with a connector road. She stated these changes will have an impact on the quality of life of the residents. The proposal from SEI will forever change the landscape of the neighborhood and only serves to benefit SEI and their continuing expanding campus and disregarding the neighborhood communities.

General Discussion Items:

a. Zoning Hearing Board Application 20-05, 100 Reber Road

Mr. Caggiano asked if this plan received preliminary approval at the Zoning Hearing Board. Mr. Grace stated applicant received a variance for building coverage. Applicant's attorney had a conflict with the meeting and provided Mr. Grace with a statement. The statement summarized the project. The three parcels that comprise Reber Road are located entirely within the 100-year floodplain of the Perkiomen Creek. This portion of the Creek is an AE zone with floodway. While the properties are in the floodplain, no part is in the floodway. Applicant is seeking to raze the existing property and construct a single-family detached residence together with a new well and driveway. Applicant received a demolition permit and razed the existing property over concerns with its deteriorating condition. Also, the abandoned well was filled in over concern of possible ground water contamination. Public sewer service is available to the property but there is no access to public water. Applicant has received variances from the Zoning Hearing Board for building coverage and setbacks as stated in the October 1, 2019 written decision. As part of that decision, Applicant was required to obtain additional relief from the floodplain provisions of the zoning ordinance.

Mr. Caggiano stated a preliminary set of building plans was included with the application showing the house sits up above the highwater mark.

Mr. Gilinger stated there are three issues with the plans; the well, the grading and the enclosure of the space below the first floor. He stated applicant is using a louvered enclosure to allow water flow. The well will have an encasement around an extension that is a few feet above the flood level. Mr. Grace stated the zoning ordinance prohibits construction and wells; however, there is a section in the floodplain ordinance that states if you receive the required variance and are allowed to construct, these are the standards you must meet, which include the louvered passthrough, all utilities must be above the base flood elevation, etc. This plan has not received building permit approval to date. Mr. Gilinger stated the plans meet additional required standards.

Mr. Grace stated the Planning Commission has two options; to send Solicitor Bresnan or Mr. Grace to the Zoning Hearing Board with specific questions or take no action and allow the applicant to move through the zoning hearing process. Mr. Caggiano stated that unless a Planning Commission member had an objection on a specific issue, generally the Planning Commission takes no action and allows the matter to proceed to the Zoning Hearing Board. Mr. Wright recommended that the Planning Commission take no action.

Jack Kraft (159 Woodland Avenue) stated that he is a resident of the neighborhood and is in favor of the application.

Mr. Wright motioned, seconded by Mr. Gilinger, to take no action on Zoning Hearing Board Application 20-05, 100 Reber Road. With the above public comment made, motion carried 5-0.

Applications to be Heard:

SEI North Campus/Reber Road Alignment

*Present: Ed Mullin, Attorney for Applicant
Rocco Caracciolo, Project Engineer*

Attorney Mullin stated that when Applicant was previously before the Planning Commission, it was requested that a compromise be reached with the neighbors. Shortly after the meeting, Attorney Mullin was contacted by Attorney Shiring who represents Mr. and Mrs. Kraft. Several items were discussed. He reviewed the second plan set which shows a road that provides access to residents generally and in times of flooding, but this plan was not acceptable to the Krafts. SEI agreed that when/if Upper Indian Head Road closes, the residents would still be able to get to the traffic light on Cider Mill Road. Through more negotiations, a meeting with the Krafts, and a meeting with Township Staff, a third plan set was prepared allowing for a connection to South Reber Road. The Township Engineer commented that he does not want a public road not connecting to another public road. At

the last meeting with Township Staff, Consultants, Applicant and the Krafts, it was decided that a 20-foot macadam roadway from SEI to South Reber Road would be marked one way out. After this decision, a major flooding event happened necessitating another look at the previous proposal for safety issues. Attorney Mullin stated SEI will agree to either plan and is asking the Township for further direction. He stated the review letters are difficult to follow because there is not one definitive plan. He is requesting that the Planning Commission make a recommendation to the Board of Supervisors on which plan to move forward with. Attorney Mullin forwarded to Mr. Grace pictures from the flooding event. He further stated the neighbors have signed a petition stating that they do not want the road changed.

Mr. Caracciolo stated applicant listened to the neighbors' concerns on the first plan which is why SEI prepared to more plans. The new plan has limited grading and tree removal and will provide true emergency access to the neighborhood.

Mr. Caggiano stated the Planning Commission received a petition from the neighbors objecting to losing Lower Indian Head Road completely. He stated he has spoken to a few of the neighbors who have all expressed disinterest in losing Lower Indian Head Road or having the Reber Road extension put in. Mr. Wright asked about Attorney Mullin if he feels an agreement could be reached. Attorney Mullin stated if Applicant does not go ahead with plan two or plan three but still vacated Upper Indian Head Road, Applicant would be agreeable to allow the neighbors to use its private driveway and come out to the traffic light. Mr. Wright stated that he is not sure if the neighbors would be agreeable to this either. Solicitor Bresnan stated that there is not an agreement between Applicant and the neighbors. The issue is what does the Planning Commission want and what is the recommendation to the Supervisors. Mr. Wright stated it is his understanding that the neighbors want to leave the are alone.

Jack Kraft (159 Woodland Avenue) stated the Planning Commission at its March 11 meeting asked to have the neighbors and Applicant reach a compromise. He stated Attorney Shiring contacted SEI strictly on their behalf and proposed a compromise to SEI. The meeting was held on July 27, 2020 with township staff, consultants and SEI. The proposal made was if SEI closes a portion of Upper Indian Head Road from the intersection with Cider Mill down to the bottom of SEI's campus, the Krafts would want easements grating every property in the neighbor a right to use SEI's campus road. He stated he did not want a connection between the campus roads and either of the Reber Roads. He stated Applicant agreed to their requests, and in fact agreed to dedicate the new proposed road to the Township. A main focal point is to preserve the integrity of the neighborhood. SEI also agreed to improve the emergency access of the trail. After discussions with township consultants, specifically Mr. Dingman, SEI was advised that the Township would like a road to connect with the campus, not a gravel path. He further stated that it was his understanding that an agreement was reached with SEI, but the Township has now stated a road is needed.

Mr. Grace stated the Township looked at the possible compromise from a safety standpoint. Having a full access road that does not rely on a trail is necessary. This was discussed at the July meeting and Mr. Kraft was advised he would need to get the neighbors to agree with the compromise with SEI. This has not happened as evidenced by the petition. He further stated the compromise was between SEI and Krafts, not the township or other neighbors. The Township has been waiting for a plan from SEI once the compromise was agreed to by all neighbors; however, no additional plan has been received. The only plan in front of the Township is the plan from the March meeting, and to keep the process moving, the March plan was brought before the Planning Commission.

Mike Shiring, Esquire, attorney for the Krafts, stated that he disagrees with what has been stated. It was the Krafts intention to come up with points of negotiation prior to the July meeting. He was hopefully to reach terms that would preserve the integrity of the neighborhood. If that happened, the Krafts would authorize Attorney Shiring to discuss the points of negotiation with the neighbors to present a complete package. Mr. Grace stated that he received phone calls two days later from neighbors who were angry that they were not included in the meeting and did not agree with the plan moving forward. Attorney Shiring stated that he was only retained by the Krafts. Mr. Grace stated that the compromise was between the Krafts and SEI, but not the Township. The Township has been waiting for plans from SEI showing the compromise which to date it has not received. The only plan received by the Township is the plan from March. Solicitor Bresnan stated that even if there were a compromise, there was never an agreement with the Planning Committee or Board of Supervisors. The process is getting bogged down with events that happened previously. The Planning Commission needs to focus on the presented plan and make a recommendation.

Mr. Caggiano stated that the current plan submission is not acceptable to the neighbors based on the comments and the petition. Mr. Heist stated that the neighborhood is private and moving back and forth on a corporate road will change that. He is not in favor of residential development next to commercial development. He stated that the solution may be to improve the trail.

Mr. Caffrey stated he was glad SEI and the neighbors tried to reach a resolution. SEI is trying to come up with a solution to this issue while balancing the needs of the Township. If the Township is requiring that a road be of a certain standard, then SEI should comply. He stated he is in favor of this road because it would be the best solution. Mr. Caffrey stated there are mixed uses throughout the Township with residential development next to commercial development. While he understands that the residents in the area want their privacy, he does not feel that this road would take that away. Mr. Gilinger stated that the catalyst to all of this is not having a clear plan from the beginning. He believes this contributed to the disconnect between the residents, SEI and the Township. He stated he was surprised to be looking at three different plans instead of just one plan. Mr. Grace stated from an administrative standpoint the only plan being looked at this evening is the

plan being shown on the zoom screen. [*Editor's Note: acknowledging that the plan was not identified for the meeting, it is noted that the plan Mr. Grace was referring to was a five sheet set titled Overall Roadway Plan, drawn by Maser Consulting and dated January 29, 2020.*] Mr. Gilinger stated that the last SEI plan approved for the upper development did not take out Upper Indian Head Road. This seemed to satisfy the community and SEI. He stated if every resident agrees to oppose the plan, it should have some weight on decision making.

Attorney Mullin stated that SEI does not like the plan from March. He stated SEI would be okay with not making any changes. He would like clarification on neighbors' dislike to closing Upper Indian Head Road and allowing the residents to drive through the campus. The residents would be allowed to use the new road and the old road. He is requesting that the Planning Commission make a recommendation to the Board of Supervisors on how this issue could be solved.

Mr. Caggiano stated that the role of the Planning Commission is not to design a road, etc., but to review each plan presented to it. He further stated that the only issue to review is the plan presented. Solicitor Bresnan stated that the plan presented is the only item being reviewed. A revised plan may be presented to the Planning Commission later but currently the only issue is the presented plan.

Mr. Kraft asked for clarification on the plan presented. If neither the developer nor residents are happy with the presented plan, then it should be voted down. Mr. Wright feels there should be additional discussion to try to reach a compromise.

Ms. Speers thanked the planning commission for the support to the neighborhood and invited Mr. Caffrey to visit the area and see the impact from the cars and bikers. Ms. Speers stated during the flood all the neighbors came together and everything was fine.

Charles and Melissa Stoll (443 Lower Indian Head Road) stated there was no problem with access during the recent flood. He stated the bike trail was sufficient for access. There is no reason to close Upper Indian Head Road. Just because SEI bought two properties on either side of the road does not mean that should get to close the road. He is requesting the traffic light at Cider Mill Road to allow both residents and SEI employees to exit safely.

Mrs. Kraft stated that the recent flooding event was the worse flooding she has ever seen in the area. The firetrucks were able to use the bike trail to come into the neighborhood without issue. There is no need for another road bringing additional people into the area.

Mr. Caffrey stated he has been to the neighborhood. Just because the neighbors don't want something to impact their property rights, doesn't give them the right to impact other peoples' property rights. He stated SEI is trying very hard to reach a compromise

with the neighbors, but the neighbors don't want one. He understands the parking issue and is looking for a solution for the community at large.

Mrs. Stoll stated that the neighborhood is not afraid of change. A bike trail and sewer line have been installed. She stated people using the Creek trespass on her property. She is concerned with the amount of additional people using the Creek if the extension is constructed. She asked why SEI's property rights include a public road, which belongs to the residents of Upper Providence. She stated SEI only wants to close the road for their convenience.

Mr. Wright motioned, seconded by Mr. Heist, to recommend that the Board of Supervisors not approve this plan and leave the roads how they are today. With the above public comment, motion carried 4-1 (Mr. Caffrey dissented).

Solicitor Bresnan stated that Mr. Gilinger signed the resident petition. Legally under the State Ethics Act, he is not required to recuse himself as the Planning Commission does not spend public funds. Arguably there is a practical conflict with Mr. Gilinger voting; however, the recusal of his vote would not change the outcome.

Applications Pending Review

172 Hopwood Road – Mr. Grace stated that this plan will not be ready for the September meeting as they are still working out plan details.

Residences at Providence Town Center Final Plan – Mr. Grace stated this plan will not be ready for the September meeting because they are working on final engineering.

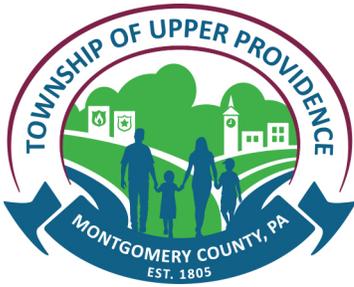
183 Kline Road Zoning Map Amendment – Mr. Grace stated a new developer has become involved with the property at Kline and Linfield Trappe Roads and would like the property changed to R-2 zoning.

Adjournment

Mr. Gilinger motioned, seconded by Mr. Heist, to adjourn at 7:55 p.m. Motion carried 5-0.

Respectfully submitted,

Tom Wright, Secretary
Upper Providence Township Planning Commission



1286 Black Rock Road
P.O. Box 406
Oaks, PA 19456
Phone: 610-933-9179
Fax: 610-983-0355

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Board of Supervisors

Helene Calci, Chair
Albert Vagnozzi, Vice Chair
Laurie Higgins
John Pearson
Bill Starling

Township Manager/Secretary

Timothy J. Tieperman

Township Solicitor

Joseph E. Bresnan, Esq.

August 12, 2020

**RE: 183 Kline Road Zoning Map Amendment
Twp. #8005-0361-0001 ZMA**

Please review the enclosed material and return your comments to the Township offices at your earliest convenience. Please note that all activity for 183 Kline Road should now be billed to Escrow #361.

Sincerely,

Geoffrey B. Grace, AICP

Zoning Officer/Director of Planning, Township of Upper Providence

cc: (via email unless otherwise noted)
Upper Providence Board of Supervisors
Upper Providence Township Planning Commission
Township Manager
Spring Ford School District (hand delivery)
Township Solicitor
Township Engineer (internal mail)
Township Traffic Engineer



Development Division

740 Sansom Street Suite 501 Philadelphia, PA 19106
Office 267.519.3652

August 10, 2020

Township of Upper Providence
1286 Black Rock Road
P.O. Box 406
Oaks, PA 19456
Attn: Geoffrey Grace

via FedEx Express

Re: Kline Road Residential – 183 Kline Road, Royersford, PA 19468

Dear Mr. Grace,

Please find included in this package:

1. Application for Subdivision or Land Development Review requested for Zoning Map Amendment;
2. Five (5) copies of the required yield sketch (SK-2);
3. Five (5) copies of the required proposed sketch for rezoning (SK-1);
4. Check for the application fee of \$2,500.00;
5. Check for zoning review escrow of \$5,000.00.

PRDC Properties, LLC. requests to be placed on the next agenda for the Planning Commission and for the Board of Supervisors. If you have any questions or require additional information, please call me at 215-622-4988 or email at kenny.seagren@prdcproperties.com or call Anthony Maras at 215-399-6676 or email at tony@prdcproperties.com.

Sincerely,
PRDC Properties, LLC.

A handwritten signature in blue ink, appearing to read "Kenny Seagren".

Kenny Seagren;
Development Intern

cc: Anthony Maras

1



Township of Upper Providence Application for Subdivision or Land Development Review

Township of Upper Providence
1286 Black Rock Road
Phoenixville PA 19460
Phone: 610-933-9179; Fax: 610-983-0355

APPLICATION SUBMISSION DATE: _____

PLAN NUMBER: _____

Owner: Kline Road Partners, LLC.

Proposal Name: Kline Road Residential

Owner Address: 8 Ashbridge Court

Proposal Location/Address: 183 Kline Road
Royersford, PA 19468

City/State/Zip: Collegeville, PA 19426

Tax Parcel Number(s): 61-00-02827-00-1

Owner phone/email:

Applicant (if different than owner):
PRDC Properties, LLC.

Block /Unit:

Current Zoning: R-1

Applicant Address: P.O. Box 210

Nearest Cross Street: Linfield-Trappe Road

Property Acreage/Tract Area: 22.995 Ac

City/State/Zip: Spring House, PA 19477

Proposed Number of Units (residential): 38

Applicant Phone: 215-399-6676

Proposed Square Feet (commercial/office/industrial):

Applicant Email: tony@prdcproperties.com

Applicant Representatives:

Attorney: Anthony Maras

Type of Review Requested:

Subdivision Plan (Minor Subdivision)

Contact Information (phone/email): 215-399-6676
tony@prdcproperties.com

Tentative; Preliminary; Final

Civil Engineer: Keith Ottes

Land Development Plan

Contact Information (phone/email): 215-491-6546
kottes@langan.com

Tentative; Preliminary; Final

Traffic Engineer: TBD

Conditional Use

Contact Information (phone/email):

Zoning Ordinance Amendment

Other:

X Zoning Map Amendment

Contact Information (phone/email):

Subdivision/Land Development Ord. Amendment

Curative Amendment

Other Review Request (explain below):



Township of Upper Providence Application for Subdivision or Land Development Review

Township of Upper Providence
1286 Black Rock Road
Phoenixville PA 19460
Phone: 610-933-9179; Fax: 610-983-0355

APPLICATION SUBMISSION DATE: _____
PLAN NUMBER: Collection by Township

Plans to be submitted with the application:

- X Plans [five (5) paper copies are required] (dated: 6/26/2020 & 7/14/202)
- _____ Electronic version of all plan and documentation submitted with application (via CD, thumb drive, etc.)
- X _____ Dropbox or other electronic file transfers to be sent to ggrace@uprov-montco.org
- _____ Other Documents [five (5) copies required]
- _____ List additional documents by title (attach a separate sheet if necessary):

I/We filed with Upper Providence Township a (describe plan) Kline Road Residential which is subject to the time limitations for review set forth in the Municipalities Planning Code. I/We voluntarily waive the time limits for review of our filing. Such waiver is granted to allow for adjustments or revisions to our filing as may be required during the review process. I/We may revoke this waiver at any time. If I/We do revoke this waiver, then the Township's time limit for review that is set forth in the Municipalities Planning Code shall begin to run on the day that I hand deliver the signed revocation to the Township during regular business hours, regardless of the number of days that elapsed between the date of the original filing and the date of the revocation.

Applicant's Signature:

No application shall be accepted for processing unless properly signed in the appropriate space:

Signed: _____ Owner of Record

Signed: [Signature] Equitable Owner

Signed: _____ Authorized Agent (for: _____ Owner; _____ Equitable Owner)

To be completed by the Township:

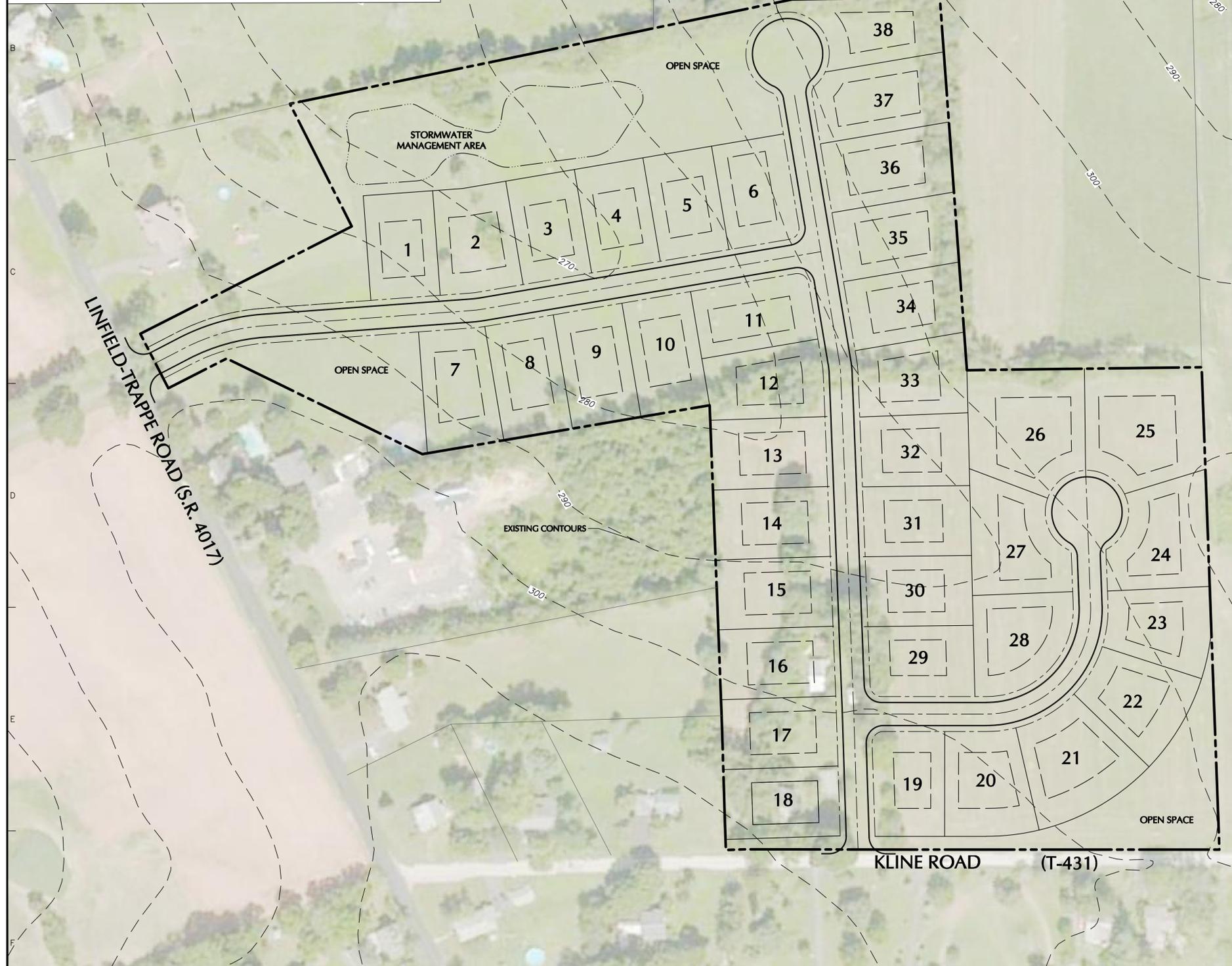
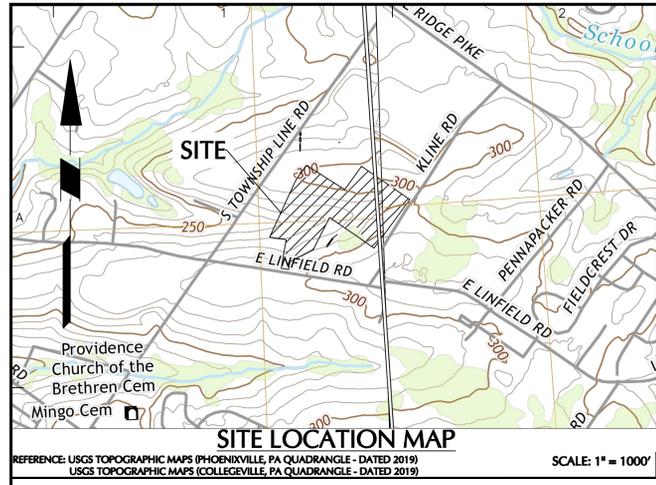
Application Fee: \$ _____ (_____ Paid) Escrow Fee: \$ _____ (_____ Paid)

Received By: _____

Per the Pennsylvania Municipalities Planning Code, States Act § 247 of 1969 this plan is accepted as complete on the following date: _____ 90-Day Clock expiration: _____

Signed: _____ :Township Zoning Officer/Director of Planning

2



UPPER PROVIDENCE TOWNSHIP ZONING DATA TABLE				
KLINE ROAD RESIDENTIAL (YIELD PLAN)				
ZONING DISTRICT: R-2 Residential District (1)				
ITEM	PERMITTED / REQUIRED	PROPOSED	REFERENCE	CONDITIONS
Land Use:	Single Family Dwelling (SFD); Cluster Development (2)		182-46	
Min. Tract Size	N/A	22.995 Ac		
Min. Lot Area (SFD): (3)	15,000 SF	15,000 SF	182-47.A	C
Max. Building Coverage	20%	TBD (<20%)	182-47.B	C
Min. Lot Width	100 FT	100 FT	182-47.B	C
Min. Lot Width along Curvilinear Street	50 FT	70 FT	182-69.F	C
Yard Requirements:				
Min. Front	30 FT	30 FT	182-47.B	C
Min. Side	15 FT	20 FT	182-47.B	C
Min. Aggregate Side	40 FT	40 FT	182-47.B(5)	C
Min. Rear	40 FT	40 FT	182-47.B	C
Max. Building Height (Principal Building)	35 FT	35 FT	182-48.A	C
Dwelling Unit Intensity		1.7 D.U./Acre		
Min. Open Space	10%	10%	182-49	C
Min. Width	45 FT	45 FT	154-40.3.M	C
Min. Building Setback	10 FT	> 10 FT	154-40.3.N	C
Min. Street Frontage	25 FT	>25 FT	154-40.3.N	C
Streets				
Residential/Local Street				
Min. Right of Way Width	50 FT	50 FT	154-18.C(4)	C
Min. Pavement Width	32 FT	32 FT	154-18.C(4)	C
Min. Sight Distance along Centerline	200 FT	200 FT	154-18.B(1)	C
Min. Horizontal Curve Radius	150 FT	150 FT	154-18.B(2)(a)	C
Min. Tangent between Reverse Curves	100 FT	100 FT	154-18.B(2)(b)	C
NOTES	1) Zoning analysis assumes the property will be rezoned from R-1 to R-2 2) Cluster Development is permitted as a conditional use in R-2, subject to provisions of Article IX Cluster Development District 3) Assumes lots will be serviced by public water and sewer Condition Abbreviations: C-Compliance TBD- To be determined V- Variance required W - Waiver required ENC - Existing Non-Conformity			

LIST OF ASSUMPTIONS:

- THE EXISTING RESIDENCE ON THE PROPERTY WITH ACCESS TO KLINE ROAD WILL BE DEMOLISHED
 - THE PROPERTY LINE IS CONCEPTUAL IN NATURE AND SHOULD BE USED FOR THESE PURPOSES ONLY. FINAL LAYOUT MAY REQUIRE REVISION WITH DEED BASED PROPERTY LINE.
 - THIS PLAN ASSUMES PUBLIC WATER AND SEWER IS AVAILABLE FOR CONNECTION TO THIS PROPOSED DEVELOPMENT.
 - DRIVEWAY ACCESS OR OTHER IMPROVEMENTS ALONG LINFIELD-TRAPPE ROAD WILL REQUIRE HIGHWAY OCCUPANCY PERMITTING THROUGH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
 - ADDITIONAL ON-SITE AND OFF-SITE IMPROVEMENTS MAY BE REQUIRED DURING THE MUNICIPAL AND AGENCY REVIEW PROCESS.
- POTENTIAL RELIEF REQUIRED:**
- ZONING SECTION 182-46.B - CLUSTER DEVELOPMENT WILL REQUIRE CONDITIONAL USE APPROVAL
 - ZONING SECTION 182-68.A - MINIMUM REQUIRED TRACT SIZE FOR A CLUSTER DEVELOPMENT IS 25 ACRES. THE EXISTING TRACT SIZE FOR THIS DEVELOPMENT IS 22.995 ACRES.
- POTENTIAL RELIEF NOTED IS APPROXIMATE. ADDITIONAL RELIEF MAY BE REQUIRED AS ENGINEERING SITE PLAN IS DEVELOPED.

NOTES:

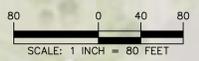
- THE PARCEL DATA IS PROVIDED BY MONTGOMERY COUNTY GIS. BASEMAP IS PROVIDED BY ESRI, DIGITALGLOBE, GEOEYE, I-CUBED, USDA FSA, USGS, AEX, GETMAPPING, AEROGRIID, IGN, IGP, SWISSTOPO, AND THE GIS USER COMMUNITY.
- EXISTING CONTOURS AVAILABLE PER NOTE 2 ARE PROVIDED AT 10 FOOT INTERVALS. THE SLOPE ANALYSIS PRESENTED IS APPROXIMATE AND WILL NEED TO BE VERIFIED UPON COMPLETION OF THE TOPOGRAPHIC SURVEY FOR THE PROPERTY.
- AN EXISTING TREE SURVEY WILL NEED TO BE PERFORMED TO VERIFY THE NUMBER OF EXISTING TREES REQUIRING PROTECTION.

Date	Description	No.
Revisions		

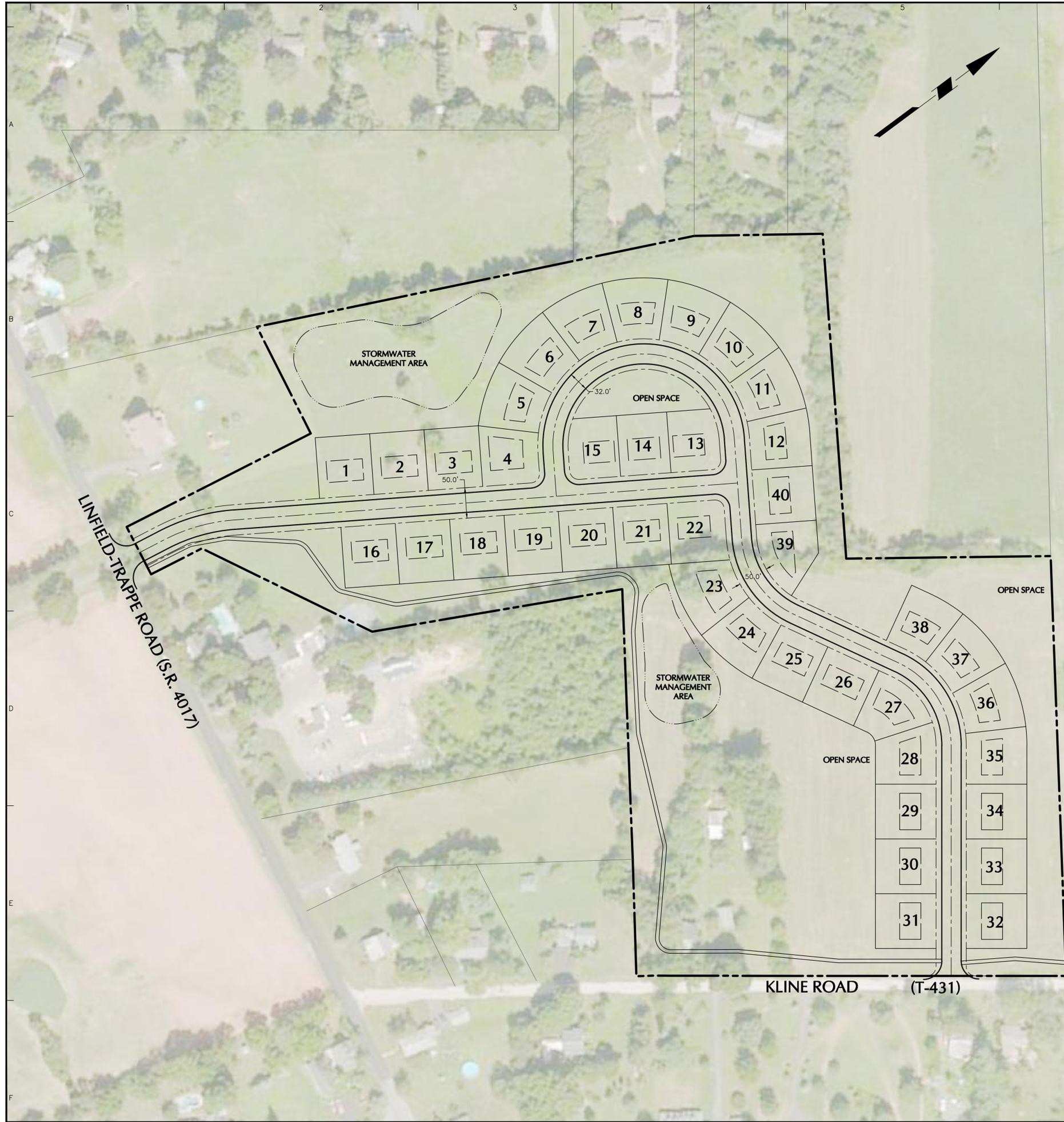
LANGAN
 Langan Engineering and Environmental Services, Inc.
 Stone Manor Corporate Center, 2300 Kelly Road, Suite 200
 Warrington, PA 18976
 T: 215.491.6500 F: 215.491.6501 www.langan.com

Project
KLINE ROAD RESIDENTIAL
 PARCEL 610002827001, LOT 005, BLOCK 04
 ROYERSFORD
 MONTGOMERY COUNTY PENNSYLVANIA
 Drawing Title
YIELD PLAN

Project No. 200145101	Drawing No. SK-2
Date 7/14/2020	
Drawn By SZH	
Checked By NB	Sheet 1 of 1



3



UPPER PROVIDENCE TOWNSHIP ZONING DATA TABLE

KLINE ROAD RESIDENTIAL ZONING DISTRICT: R-2 Residential District (1)					
ITEM	PERMITTED	REQUIRED	PROPOSED	REFERENCE	CONDITIONS
Land Use:	Single Family Dwelling (SFD); Cluster Development (2)			182-46	
Min. Tract Size (4)	25 Ac		22.995 Ac	182-68.A	V
Min. Lot Area (SFD); (3)	10,500 SF		N/A	182-47.A	
Reduction in Lot Areas for Cluster Development Served by Public Water and Capped Sewer					
Min. Reduction in Lot Area	10% (9,450 SF)		10%	182-69.A	C
Max. Reduction in Lot Area	20% (8,400 SF)		20%	182-69.A	C
Total Average Reduction in Lot Area	15% (8,928 SF)		15%	182-69.A	C
Max. Building Coverage	20%		TBD (<20%)	182-47.B	C
Min. Lot Width (Reduction for Cluster Dev.)	100 FT (30% / 70 FT)		70 FT	182-47.B (182-69.F)	C
Min. Lot Width along Curvilinear Street	50 FT		70 FT	182-69.F	C
Yard Requirements: (Reduction for Cluster Dev.)					
Min. Front	30 FT (25 FT)		25 FT	182-47.B (182-69.C)	C
Min. Side	15 FT (7 FT)		7 FT	182-47.B (182-69.D)	C
Min. Aggregate Side	40 FT (30 FT)		30 FT	182-47.B(5) (182-69.D)	C
Min. Rear	40 FT		40 FT	182-47.B	C
Max. Building Height (Principal Building)	35 FT		35 FT	182-48.A	C
Min. Open Space	10%		36%	182-49	
Min. Natural and Man-Made Amenity Space	15%		36%		
Min. Width	45 FT		45 FT	154-40.3.M	C
Min. Building Setback	10 FT		> 10 FT	154-40.3.N	C
Min. Street Frontage	25 FT		>25 FT	154-40.3.N	C
Streets					
Residential/Local Street					
Min. Right of Way Width	50 FT		50 FT	154-18.C(4)	C
Min. Pavement Width	32 FT		32 FT	154-18.C(4)	C
Min. Sight Distance along Centerline	200 FT		200 FT	154-18.B(1)	C
Min. Horizontal Curve Radius	150 FT		150 FT	154-18.B(2)(a)	C
Min. Tangent between Reverse Curves	100 FT		100 FT	154-18.B(2)(b)	C
NOTES	1) Zoning analysis assumes the property will be rezoned from R-1 to R-2 2) Cluster Development is permitted as a conditional use in R-2, subject to provisions of Article IX Cluster Development District 3) Assumes lots will be serviced by public water and sewer 4) For a Cluster Development, served by public water and sewer Condition Abbreviations: C-Compliance TBD- To be determined V- Variance required W - Waiver required ENC - Existing Non-Conformity				

LIST OF ASSUMPTIONS:

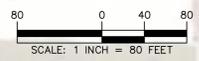
- THE EXISTING RESIDENCE ON THE PROPERTY WITH ACCESS TO KLINE ROAD WILL BE DEMOLISHED
- THE SUBJECT PROPERTY CURRENTLY CONSISTS OF TWO PARCELS. THE CONCEPT ASSUMES THE PARCELS WILL BE CONSOLIDATED AS A PART OF THE APPROVALS
- THE PROPERTY LINE IS CONCEPTUAL IN NATURE AND SHOULD BE USED FOR THESE PURPOSES ONLY. FINAL LAYOUT MAY REQUIRE REVISION WITH DEED BASED PROPERTY LINE.
- THIS PLAN ASSUMES PUBLIC WATER AND SEWER ARE NOT AVAILABLE FOR CONNECTION TO THIS PROPOSED DEVELOPMENT.
- DRIVEWAY ACCESS OR OTHER IMPROVEMENTS ALONG LINFIELD-TRAPPE ROAD WILL REQUIRE HIGHWAY OCCUPANCY PERMITTING THROUGH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
- ADDITIONAL ON-SITE AND OFF-SITE IMPROVEMENTS MAY BE REQUIRED DURING THE MUNICIPAL AND AGENCY REVIEW PROCESS.

POTENTIAL RELIEF REQUIRED:

- ZONING SECTION 182-46.B - CLUSTER DEVELOPMENT WILL REQUIRE CONDITIONAL USE APPROVAL
 - ZONING SECTION 182-68.A - MINIMUM REQUIRED TRACT SIZE FOR A CLUSTER DEVELOPMENT IS 25 ACRES. THE EXISTING TRACT SIZE FOR THIS DEVELOPMENT IS 22.995 ACRES.
- * POTENTIAL RELIEF NOTED IS APPROXIMATE. ADDITIONAL RELIEF MAY BE REQUIRED AS ENGINEERING SITE PLAN IS DEVELOPED.

REFERENCES:

- THE PARCEL DATA IS PROVIDED BY MONTGOMERY COUNTY GIS
- BASEMAP IS PROVIDED BY ESRI, DIGITALGLOBE, GEOEYE, I-CUBED, USDA FSA, USGS, AEX, GETMAPPING, AERGRID, IGN, IGP, SWISSTOPO, AND THE GIS USER COMMUNITY.



Date	Description	No.
Revisions		

Signature _____ Date _____



Langan Engineering and Environmental Services, Inc.
 Stone Manor Corporate Center, 2300 Kelly Road, Suite 200
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 T: 215.491.6500 F: 215.491.6501 www.langan.com

Project

KLINE ROAD RESIDENTIAL

UPPER PROVIDENCE TOWNSHIP
 MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

SKETCH PLAN

Project No.	Drawing No.
200145101	SK-1
Date	
6/26/2020	
Drawn By	
SZH	
Checked By	
NB	Sheet 1 of 1