

**UPPER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION  
REORGANIZATION AND REGULAR MEETING  
Wednesday, January 8, 2020**

*A meeting of the Upper Providence Township Planning Commission was held at the Upper Providence Meeting Hall, 1286 Black Rock Road in Phoenixville, Pennsylvania on Wednesday, January 8, 2020. Attending were Planning Commission members Bob Heist, Chris Caggiano, Tom Wright, Matthew Caffrey and Robert Gilinger. Also in attendance were Bill Dingman from the Township Engineer's Office, Eric Frey, Esq. from the Township Solicitor's Office, and Geoffrey Grace, Township Director of Planning.*

**Call to Order**

The re-organization meeting was called to order by Solicitor Eric Frey, Esquire, at 7:00 p.m.

**Re-organization Meeting**

Attorney Frey welcomed new members Matthew Caffrey and Robert Gilinger to the Planning Commission. He also welcomed back Robert Heist on his reappointment. The first order of business was to elect a chairman.

Mr. Heist nominated Chris Caggiano for the position of chair, seconded by Mr. Wright. Motion carried 5-0.

Mr. Wright nominated Bob Heist for the position of vice-chair, seconded by Mr. Caggiano. Motion carried 5-0.

Mr. Caggiano nominated Tom Wright for the position of secretary, seconded by Mr. Heist. Motion carried 5-0.

**Call to Order**

The regular meeting was called to order Mr. Caggiano at 7:05 p.m.

**Public Comment for Non-Agenda Items**

None.

Mr. Caggiano welcomed local area students who are attending the meeting.

Mr. Caggiano welcomed Matt Caffrey to the Planning Commission. Mr. Caffrey stated that he recently moved to Upper Providence Township. Prior to his move, he lived in

Trappe Borough and spent 7 years on the Trappe Planning Commission. He has a master's degree in real estate development and has spent the past 15 years in various real estate and land development projects.

Mr. Caggiano welcome Robert Gilinger (Gilly) to the Planning Commission. Mr. Gilinger stated that he has been a township resident for 35 years. He recently retired as president from Three Point Contracting, a consulting, building and development company.

### **Minutes to be approved**

The following minutes were reviewed:  
December 11, 2019

Mr. Heist motioned, seconded by Mr. Wright, to approve the Planning Commission minutes from December 11, 2019. Motion carried 3-0. Mr. Caffrey and Mr. Gilinger were not present at the December 11, 2019 meeting.

### **2019 Clean Up Ordinance Draft & Discussion**

Mr. Grace stated this clean-up ordinance is for waiver requests that are received with most applications and other routine items. Drafts will be distributed at the next Planning Commission meeting.

### **Subdivision and Land Development Applications**

#### **1. Pope John Paul High School Lighting**

*Present: Gregory P. DiPippo, Esquire, Attorney for Applicant  
Douglas George, PJP High School Representative  
Bill Carroll, PJP High School Representative  
John Rizzo, Lighting Consultant*

Mr. George stated that he is the facilities chair with Pope John Paul High School. He is in receipt of the letter from Gilmore & Associates. Mr. George discussed the project and revised submission. He stated that the footcandle measurement is an average of 0.0 at all public roadways surrounding the school. Mr. Dingman stated that his office has reviewed the revised submission and concurs that the revised submission and findings meet with the Township ordinance requirements for Item #1.

Mr. Heist had questions regarding Item #5 - recommended for a high school is 30 footcandles. Mr. Rizzo stated that the current plan includes 50 footcandles. Mr. Dingman stated that a waiver would be required for the amount of footcandles requested.

Mr. Caggiano stated that for Item #2 regarding height, a waiver would be required. Item #3 involves glare shield and spillage. There is a note in the submission that the applicant met

with the neighbors regarding these issues. Mr. Carroll stated that 265 letters were mailed to the surrounding homes inviting the residents to attend an information session regarding the project. Approximately 25 neighbors attended the session and a copy of the minutes was included in the submission packet. There were no objections to the stadium lighting project. Mr. Rizzo confirmed that all lighting will have glare guards. The lights are factory pre-aimed. Their objective is to light the field and not the neighbors.

Mr. Caggiano asked if there are any other lights in the township that are 100 feet tall. Mr. Grace stated that maybe little league might have lights that tall. Mr. Dingman stated that lights on the Spring Ford baseball field may be that tall as well.

Mr. Caggiano asked about the hours of operation. Mr. Carroll stated typically sporting events on that field are completed by 9:00 p.m. with a 10:00 p.m. shut off time. Attorney Frey stated using a scheduled time instead of a general blanket time (i.e. 10:00 p.m.) will accommodate the township, the neighbors and the school, especially in the event a game goes to overtime.

Mr. Rizzo stated that the school district will have control over the lights. They will be able to preselect usage times for the lights.

Mr. Wright asked for copies of letters of support from the residents. Mr. Rizzo stated that the minutes taken from the information session meeting were included in the submission packet.

Mr. Caggiano asked if any neighbors or residents in the audience; and there were none.

Mr. Wright asked about how the waivers were handled. Mr. Grace stated that this matter would proceed to the Board of Supervisors if the Planning Commission was inclined to grant the waivers.

Mr. Wright motioned, seconded by Mr. Heist, to recommend that Plan #5006-0358-0001 move forward to the Board of Supervisors with the letters already provided, lack of concern from the neighbors, include the waivers requested for Items #2 and #5 from Mr. Dingman's letter, and guarantee that the lights used will have an adjustment setting to lower the footcandle level. Motion carried 5-0.

## 2. Wirant Dental Office

*Present: John Iannozzi, Esquire, Attorney for the Applicant  
Will Daggett, Applicant's Engineer  
Eric Ostemchuk, Project Engineer*

Attorney Iannozzi discussed the project. Applicant is proposing to demolish the current structure and build a 6,100 square foot building for his dental practice. He stated that applicant has received the review letters from Gilmore & Assoc. (12/16/19 and 12/20/19), Grace Planning (1/7/2020), and McMahon & Assoc. (11/4/19, 1/3/2020), and most of the items are will comply. Applicant is asking for waivers. PennDOT plans were submitted before the holidays and they are awaiting a response.

Dr. Wirant has been in the dental practice in this area for over 20 years. He would like to build a more state of the art facility to service the community.

Mr. Daggett discussed the waivers requested. The first is to allow this project to be submitted for preliminary/final approval. The next waiver is for a minimum right-of-way of 80 feet to decide the property setbacks. The lot was recently rezoned to PBO from R1. The next waiver is to increase the width of South Lewis Road to 40 feet. A partial waiver is requested for use of topography. Applicant has aerial images of the property and surrounding area. Waivers are requested to add curbing and sidewalk along South Lewis Road. Waivers are also requested for the conveyance piping for the stormwater system.

Mr. Caggiano asked for clarification on the HDPE pipe being used. Mr. Dingman stated that this pipe is the standard. Mr. Caggiano asked if there is currently sidewalk in front of the high school and has another applicant requested sidewalk in the same area. Mr. Grace stated that this plan was looked at in the preliminary plan stage. Mr. Valencia stated that there was never a sidewalk on South Lewis Road but the proposed Lewis/Vaughn project does have sidewalks. Mr. Daggett stated that attached with the request sidewalk waiver is "a fee in lieu of" clause. Mr. Ostemchuk stated that grading will be provided along the frontage to be included for future sidewalk connections. Mr. Dingman would like a plan showing where the sidewalk will be proposed. Mr. Daggett stated that a plan would be submitted to Mr. Dingman in the near future.

Mr. Heist has a concern with a car pulling into the parking spots in the late evening and light shining into a neighbor's dwelling. Mr. Ostemchuk stated a fence could be integrated to stop any light overflow but there is no requirement for this in the Township's Code. Dr. Wirant's office hours normally end between 5:00-6:00 p.m. The adjacent property is already a business. Mr. Dingman stated that there would be landscaping between the parking and side property line that faces a residential home.

Mr. Caggiano asked about the landscape buffer at the rear of the property. The township ordinance requires that there be a type 2 buffer due to the proximity of the school.

Mr. Grace stated that the applicant is asking for preliminary/final designation. The applicant's attorney was informed prior tonight's meeting that if Mr. Grace could receive revised and updated plans that answer the consultants' concerns, the application could be slated for the February 18, 2020 Board of Supervisors meeting. Attorney Iannozzi stated that Landscape Plan L-1 there are six evergreen trees proposed.

Mr. Valencia requested clarification on the buffer and sidewalk to provide a shoulder that would allow for bicyclists in the design (item 4 in the McMahon letter). Attorney Iannozzi stated that this issue is tied into the waiver request for the 40 feet width. Applicant has submitted this to PennDOT and his currently awaiting comments. Applicant will look into incorporating shoulder into the plans.

Mr. Wright motioned, seconded by Mr. Heist, to accept Plan #04011-0345-0001 [sic] P(LD), Wirant Land Development on South Lewis Road, that includes the consultant's letters, the discussions on the design change, the waivers as listed on the 11/12/2019 letter, and forward this to the Board of Supervisors with our recommendation. Motion carried 5-0.

*Editor's note: the plan number referenced above was cited from the Planning Commission agenda that incorrectly listed the number as 04011-0345-0001 P(LD), the correct number should be 04011-0345-0002 P(LD).*

### **Applications Pending Review**

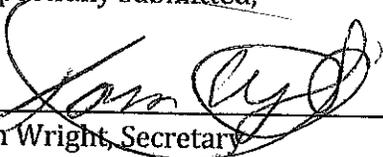
Mr. Grace stated the Comprehensive Plan Sub-Committee has started holding meetings. The Planning Commission is in charge of the sub-committee and are welcome to attend the scheduled meetings, the third Wednesday of every month at 7:00 p.m. in the Meeting Hall. Discussions at the next meeting on Wednesday, January 15, 2020 will include the WalkWorks grant, the Complete Streets program, and goals and objectives for the sub-committee.

There is not much pending for the next Planning Commission meeting. The Board of Supervisors are having one meeting each month on the third Monday. The next Planning Commission meeting scheduled for January 22, 2020 will be canceled as there may only be one item. Instead, the meeting on February 12, 2020 would include the Murphy Lot Line adjustment and revised plans for 188 Bechtel Road Subdivision. Also, Barker could be moved to the second meeting in February. WB Homes is slated to bring in new plans for a new project. This could also be on the second meeting in February so the applicant and attorney could be at one meeting. There is a final plan for Providence Town Center Apartments but there are a lot of technical issues to be resolved. BWR and Yerkes Hopwood Farm have not submitted anything new and each has an indefinite clock. Mr. Grace stated that the Yerkes mixed use zoning district has been adopted but the original plans submitted need to be revised due to PennDOT comments.

**Adjournment**

Mr. Heist motioned, seconded by Mr. Wright, to adjourn at 8:00 p.m. Motion carried 5-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tom Wright", is written over a horizontal line.

Tom Wright, Secretary  
Upper Providence Township Planning Commission



# PLANNING COMMISSION

January 8, 2020

7:00 pm



# Planning Commission Agenda: January 20, 2020

- Reorganization
  - *Election of Chair*
  - *Election of Vice Chair*
  - *Election of Secretary*
- Public Comment for non-agenda items
- Minutes for approval (December 11, 2019)
- Draft Clean Up Ordinance (to be distributed)
- Pope John Paul Lighting Proposal
- Wirant Dental Office Land Development

# Pope John Paul Lighting Proposal

## ■ Land Development

- *Existing football field*
- *Proposed:*
  - Permanent lighting fixtures
- *Consultant Letters:*
  - Gilmore: December 16, 2019

# Pope John Paul Football Field Lighting



# Wirant Dental Office Land Development

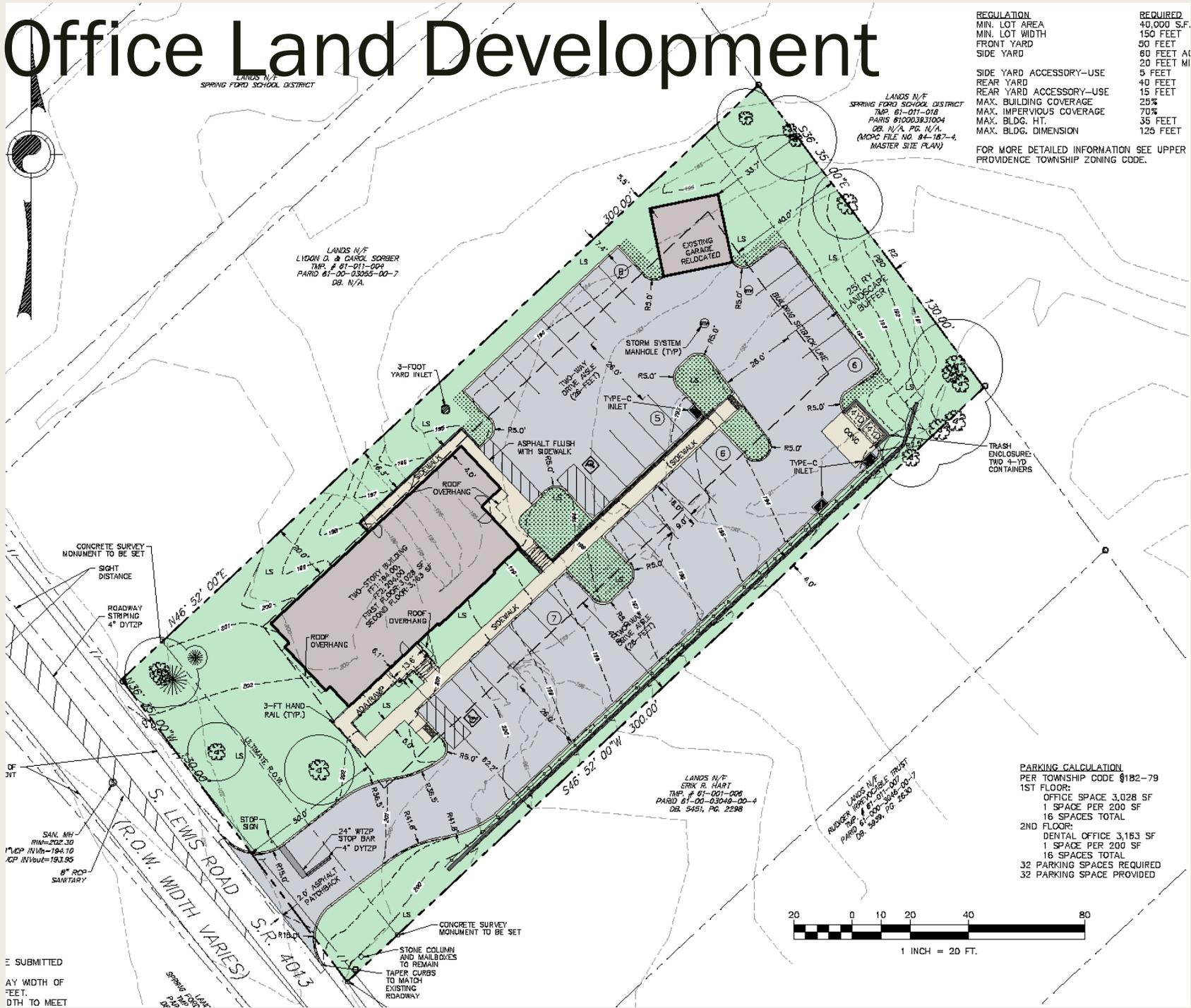
## ■ Land Development

- *Location:* **429 Lewis Road**
- *Parcel:* 38,745 square feet
- *Proposed:* Land Development of a dental office
- *Consultant Letters:*

# Wirant Land Development



# Wirant Dental Office Land Development



LANDS N/F  
 SPRING FORD SCHOOL DISTRICT  
 MAP # 81-011-018  
 PARIS 61030381004  
 DB. N/A. PG. N/A.  
 MDC FILE NO. 84-187-4  
 MASTER SITE PLAN

LANDS N/F  
 LYON D. & CAROL SORBER  
 MAP # 81-011-001  
 PARO 81-00-03065-00-7  
 DB. N/A.

LANDS N/F  
 ERIC R. HART  
 MAP # 81-001-008  
 PARO 81-00-03048-00-4  
 DEL. 5451, PG. 2298

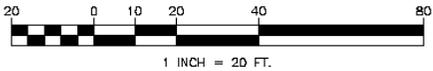
LANDS N/F  
 RUDOLPH W. HENNINGER TRUST  
 MAP # 81-001-001  
 PARIS 61-000-0046-00-7  
 DB. 2899, PG. 2520

REGULATION	REQUIRED
MIN. LOT AREA	40,000 S.F.
MIN. LOT WIDTH	150 FEET
FRONT YARD	50 FEET
SIDE YARD	60 FEET MIN.
REAR YARD	20 FEET MIN.
SIDE YARD ACCESSORY-USE	5 FEET
REAR YARD	40 FEET
REAR YARD ACCESSORY-USE	15 FEET
MAX. BUILDING COVERAGE	25%
MAX. IMPERVIOUS COVERAGE	70%
MAX. BLDG. HT.	35 FEET
MAX. BLDG. DIMENSION	125 FEET

FOR MORE DETAILED INFORMATION SEE UPPER PROVIDENCE TOWNSHIP ZONING CODE.

**PARKING CALCULATION**  
 PER TOWNSHIP CODE §182-79

FLOOR	OFFICE SPACE	SPACE PER 200 SF	TOTAL SPACES
1ST FLOOR:	OFFICE SPACE 3,028 SF	1 SPACE PER 200 SF	16 SPACES TOTAL
2ND FLOOR:	DENTAL OFFICE 3,163 SF	1 SPACE PER 200 SF	16 SPACES TOTAL
		<b>32 PARKING SPACES REQUIRED</b>	<b>32 PARKING SPACE PROVIDED</b>



AS SUBMITTED  
 ROADWAY WIDTH OF FEET.  
 WIDTH TO MEET

# Discussion Items

- Comprehensive Plan Subcommittee **January 15 @ 7:00pm (Wednesday)**
  - *Planning Commission involvement*
- Planning Commission Meeting **January 22 @ 7:00 pm (Wednesday)**
  - *Agenda to be determined*