



**UPPER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION  
REGULAR MEETING  
Wednesday, February 12, 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, February 12, 2020. Attending were Planning Commission members Chris Caggiano, Tom Wright, and Matt Caffrey. Also in attendance were David Leh from the Township Engineer's Office, Joe Bresnan, Esq. from the Township Solicitor's Office, Anthony Valencia from the Township Traffic Engineer's Office, and Geoffrey Grace, Township Director of Planning.*

**Call to Order**

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

**Public Comment for Non-Agenda Items**

None.

**Minutes to be approved**

The following minutes were reviewed:  
January 8, 2020

Mr. Wright motioned, seconded by Mr. Caffrey, to approve the Planning Commission minutes from January 8, 2020. Motion carried 3-0.

**2019 Clean Up Ordinance Draft & Discussion**

Mr. Grace provided the Commission with the first draft of the clean-up ordinance. Some additional changes will be made regarding definitions. Changes are mostly technical in nature and are needed to catch up our ordinance with current practices, i.e. LED lighting. Mr. Grace will provide red lined versions for clarification as to the language change. Discussions were held regarding specific changes on waivers.

**Caroline Drive Storm Sewer Replacement**

Mr. Caggiano asked if signatures were required for the DCED letter. He stated that this was discussed at a previous meeting.

Mr. Wright motioned, seconded by Mr. Caffrey, to accept the plan as written in the DCED letter dated February 12, 2020 and authorize the chair to sign same. Motion carried 3-0.

**Residences at Providence Town Center Planning Module Approval (4A)**

Mr. Grace stated the planning module is for the next submission by Residences at Providence Town Center.

Mr. Wright motioned, seconded by Mr. Caggiano, to accept the planning module for Providence Town Center and authorize the chair to sign same. Motion carried 3-0.

**Subdivision and Land Development Applications**

**1. 188 Bechtel Road Subdivision**

*Present: John Panizza, Representative for Applicant  
Chuck Dobson, Project Engineer*

Mr. Caggiano stated that the applicant has been before the Planning Commission previously. The applicant was asked to change the lot size on the project.

Mr. Panizza is the representative for the applicant. Also attending is Chuck Dobson, project engineer. Mr. Dobson stated that this project was an 8-lot subdivision on 10.5 acres of land. The existing parcel has one existing dwelling which will remain – 7 new dwellings will be constructed. Seven of the lots will be accessing a new road, while one lot will be accessing Bechtel Road. Mr. Dobson stated that the project was before the Planning Commission in December 2019, worked with the consultants regarding changes, and submitted new plans in January 2020. Applicant is requesting a recommendation for preliminary/final land development.

There are waiver requests associated with this project. Applicant received letters from Gilmore & Assoc. (Engineering and Lighting/Landscaping), McMahon Assoc. (Traffic), and Grace Planning. The Gilmore letter from Bill Dingman dated January 27, 2020 is a will comply. The Gilmore letter regarding lighting/landscaping is a general will comply. Mr. Dobson stated there may be an issue to work out with staff regarding a streetlight. He further stated he is seeking a waiver from requiring any streetlights on the road to be constructed. Addressing the comments contained in the McMahon letter, Mr. Dobson stated generally everything is a will comply but with a few administrative items regarding design elements.

Mr. Dobson discussed the 19 waivers requests. Some of the waivers needed are due to specific criteria in the ordinance. Mr. Dobson stated these waiver requests were submitted with the new plan submission. Mr. Caggiano asked if Gilmore has had a chance to review the waiver requests. Mr. Leh stated that the requested waivers are applicable for the stormwater features proposed in the plan. Mr. Valencia stated that McMahon is comfortable with the waivers requested regarding the road.

Mr. Wright asked about the shade trees and shrubbery waivers. Mr. Leh stated several lots have small berms and the standard landscaping requirements that were applied could interfere with the retention basins.

Mr. Wright asked about the streetlight waiver. Mr. Dobson stated that when he met with Mr. Dingman it was Mr. Dingman's opinion that no streetlights were required. However, there is a differing opinion in the Gilmore letter. A streetlight may be required at the curve of the road. The streetlight would be in the right of way and be owned/maintained by the Township. Mr. Grace stated that if there is a need for a streetlight after the road is constructed, hopefully the developer would be willing to work with the Township as necessary.

No public comments were made.

Mr. Wright motioned, seconded by Mr. Caffrey, to approve Parcel #61-00-00185-00-6 (Plan #5019-0354-0002 P (SD)) with all of the waivers and letters submitted to date and with the applicant to comply with the consultant letters and recommend the plan move forward to the Board of Supervisors. Motion carried 3-0.

Solicitor Bresnan advised the Planning Commission that final approval cannot be granted when there are still outstanding issues. You may have preliminary approval with outstanding conditions. However, at final approval all business with the Township must be concluded. There may still be third-party issues (i.e. DEP or PennDOT) but there can be no open issues with the Township. Currently, the ordinance allows for preliminary/final approval but hinges on any open issues. Solicitor Bresnan and Mr. Grace will review the plan approval and request that the applicant return for a separate final approval, if necessary, prior to any resolution adoption.

Mr. Panezza asked if the applicant should resubmit the plan, including escrow documentation and letters of credit, and request final plan approval. Mr. Grace stated that applicant could resubmit a plan that catches up with all the letters. Escrow documentation and letters of credit are usually submitted after final plan approval.

## **2. Murphy Minor Lot Line Adjustment**

*Present: Stephen Tabakelis, All County and Associates, Representative for Applicant*

Mr. Tabakelis stated that he is the representative for Mr. Murphy. He is in receipt of the Gilmore letter dated January 22, 2020 and Grace Planning letter dated January 27, 2020. Both lots (Lot 1 - 210 Amelia Street and Lot 2 - 212 Amelia Street) involved in this project are owned by Ed Murphy. Applicant would like to annex a small portion of Lot 1 and incorporate it into Lot 2, approximately 1,100 square feet. This annex does not create

any zoning or setback issues. Mr. Tabakelis stated that there is currently a garage on the requested annex portion. Mr. Tabakelis stated that applicant will address all of the comments in the Grace Planning letter and the Gilmore letter.

Mr. Tabakelis stated applicant is asking for a waiver which was not listed in the original plan. He is seeking a waiver from the requirement to show all topographical information within 100 feet of the plan property. Mr. Grace stated any construction in the area of the garage would require a variance. Applicant has an existing non-conformity structure. This plan is only addressing the annex of the property line.

There were no public comments.

Mr. Wright motioned, seconded by Mr. Caffrey, to accept Plan #0328-0359-0001 Minor SD, to change the existing property line, approve the waiver to not show all topographical information within 100 feet of the plan property and recommend this matter go to the Board of Supervisors for final plan approval. Motion carried 3-0.

### **Applications Pending Review**

Mr. Grace stated the Comprehensive Plan Sub-Committee has started holding meetings. Planning Commission members are encouraged to attend the Sub-Committee meetings. The next meeting will focus on the Complete Streets aspect of the plan and will have outside stakeholders in attendance (GVF, PennDOT and Montgomery County, etc.). The meeting is scheduled for February 19, 2020 at 7:00 p.m.

There are is one application pending. The Barker subdivision can be heard either at the last meeting in February or the first meeting in March which fits within their clock. Barker would like to be on the BOS agenda for their March meeting. If the Commission is comfortable with hearing this matter at the first meeting March, the February 26, 2020 Planning Commission meeting would be canceled.

Plan submissions have been received for Hopwood Farms (172 Hopwood Road), Yerkes Station (124 Yerkes Road), SEI showing realignment of Reber Road. Mr. Grace stated these plans will most likely be heard at the second meeting in March.

The Barker subdivision will be moved to the first Planning Commission meeting in March. The February 26, 2020 Planning Commission meeting will be canceled.

Mr. Caggiano asked for clarification on the SEI project, specifically if SEI has current approvals for the work being done. Mr. Grace stated that SEI does have approval for the building construction and final approval for the off-site road improvements. The only outstanding question is acquiring a right of way. Solicitor Bresnan stated that the light issue raised by the neighbors was resolved. He further stated that the new building cannot

be occupied until all of the road improvements are completed.

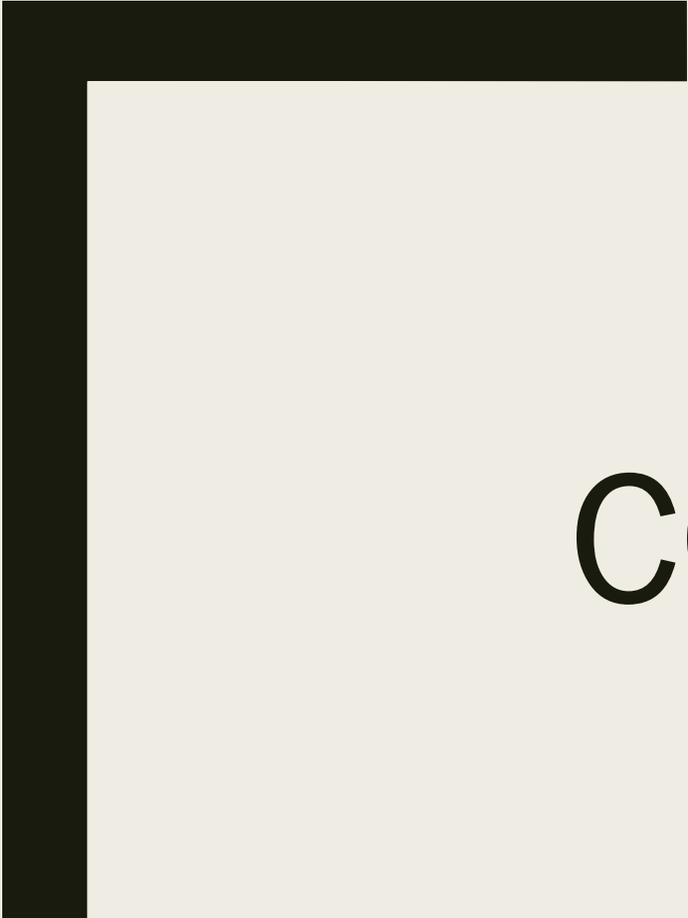
**Adjournment**

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

Respectfully submitted,

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Tom Wright, Secretary  
Upper Providence Township Planning Commission



# PLANNING COMMISSION

February 12, 2020

7:00 pm



# Planning Commission Agenda: February 12, 2020

- Public Comment for non-agenda items
- Minutes for approval (January 8, 2020)
- Draft Clean Up Ordinance (introduction)
- Signature Approvals:
  - *Caroline Drive Storm Sewer Replacement*
  - *Residences at Providence Town Center Planning Module*
- Applications for Subdivision and/or Land Development:
  - *188 Bechtel Road*
  - *Murphy Lot Line Change/Minor Subdivision*

# 188 Bechtel Road Subdivision

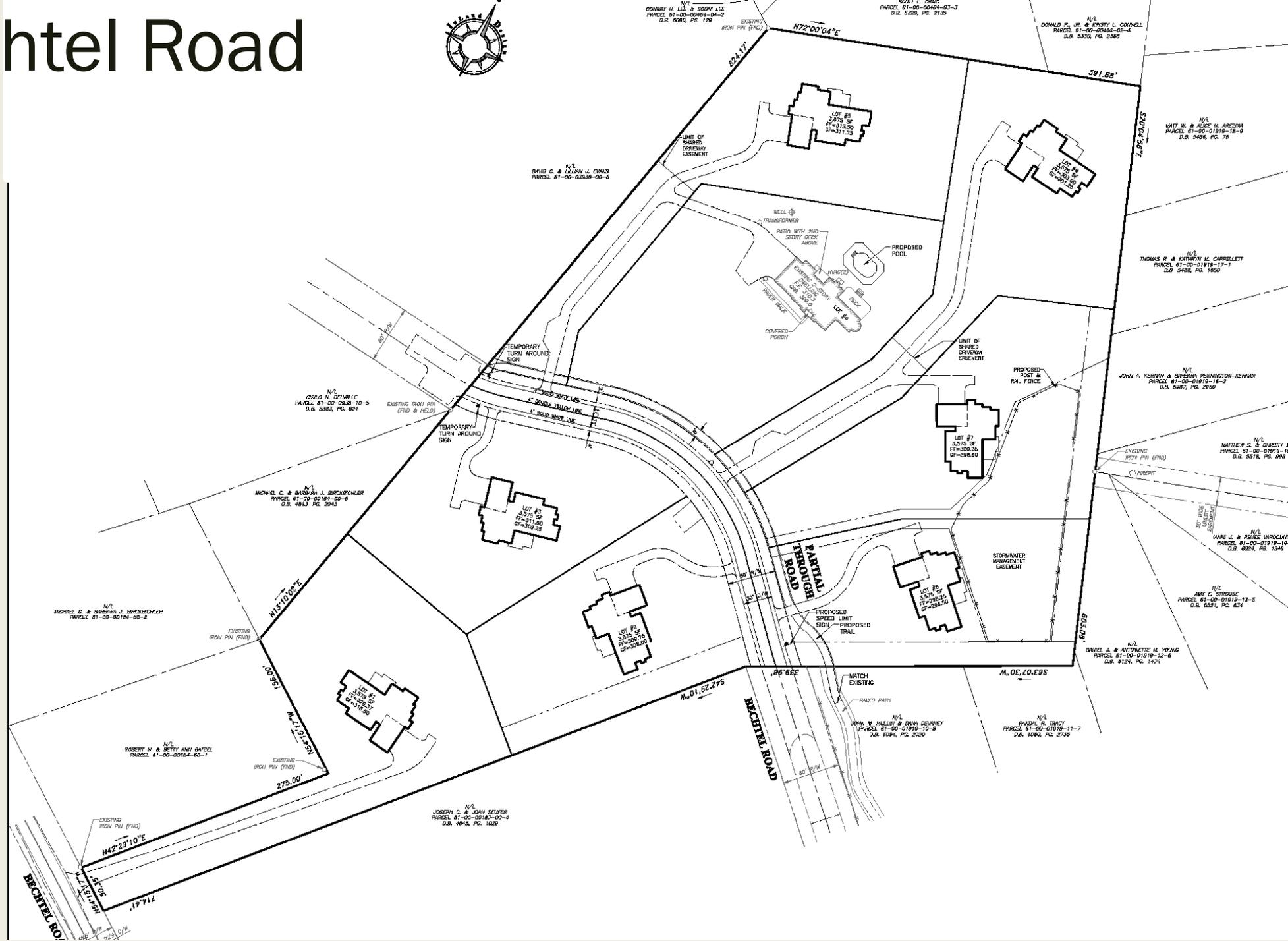
## ■ Land Development

- *Parcel: 10.47 Acres*
- *Proposed:*
  - 8-lot subdivision (one existing home, seven new homes)
- *Waiver Request Letter: November 4, 2019*
- *Revised Preliminary Plans: January 7, 2020*
- *Consultant Letters:*
  - Gilmore:
    - *December 5, 2019 (letter and landscape/lighting memo),*
    - *January 27, 2020 (letter and landscape/lighting memo)*
  - Grace Planning:
    - *December 4, 2019, January 28, 2020*
  - McMahon:
    - *December 6, 2019, January 28, 2020*

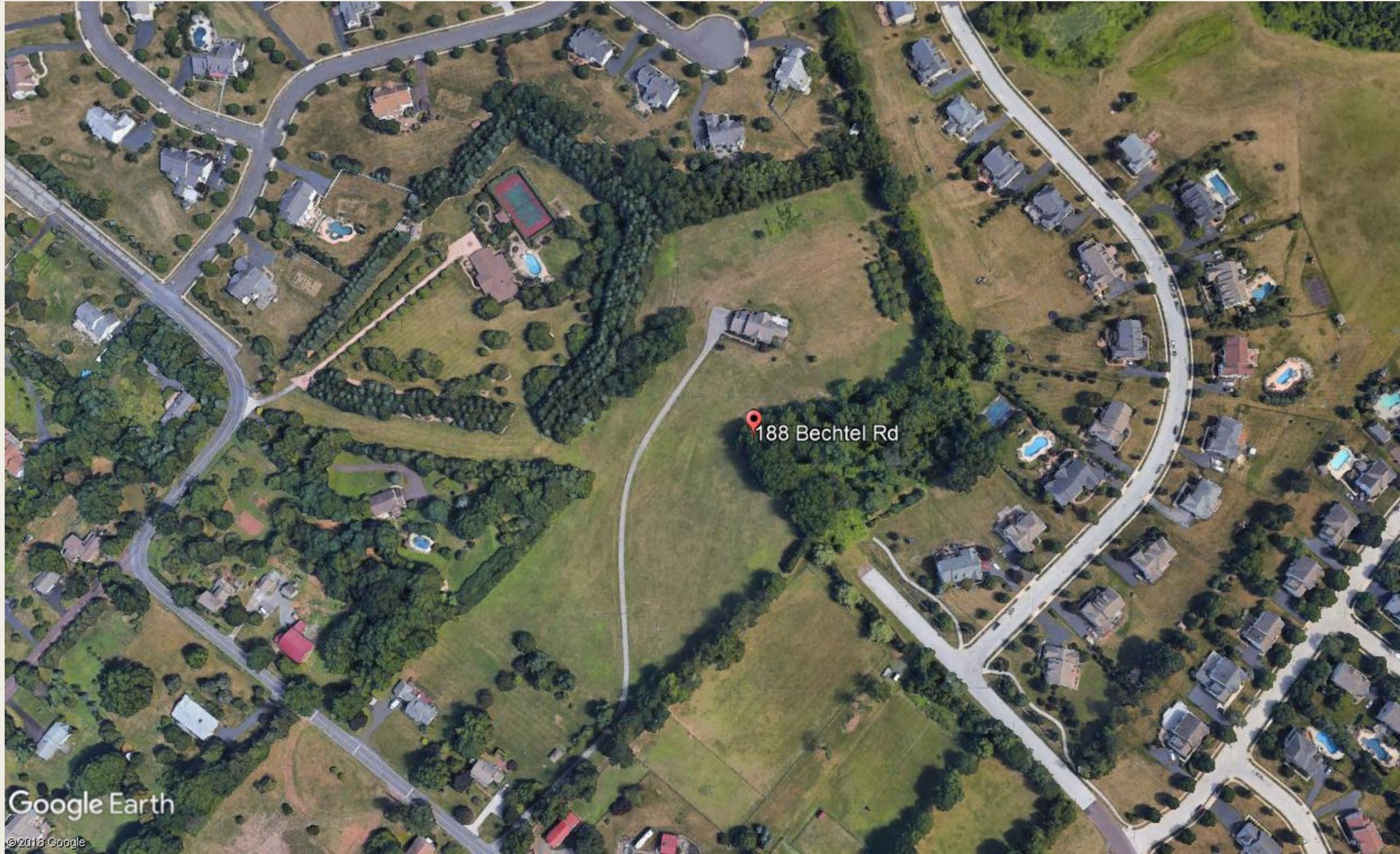
# 188 Bechtel Road Subdivision



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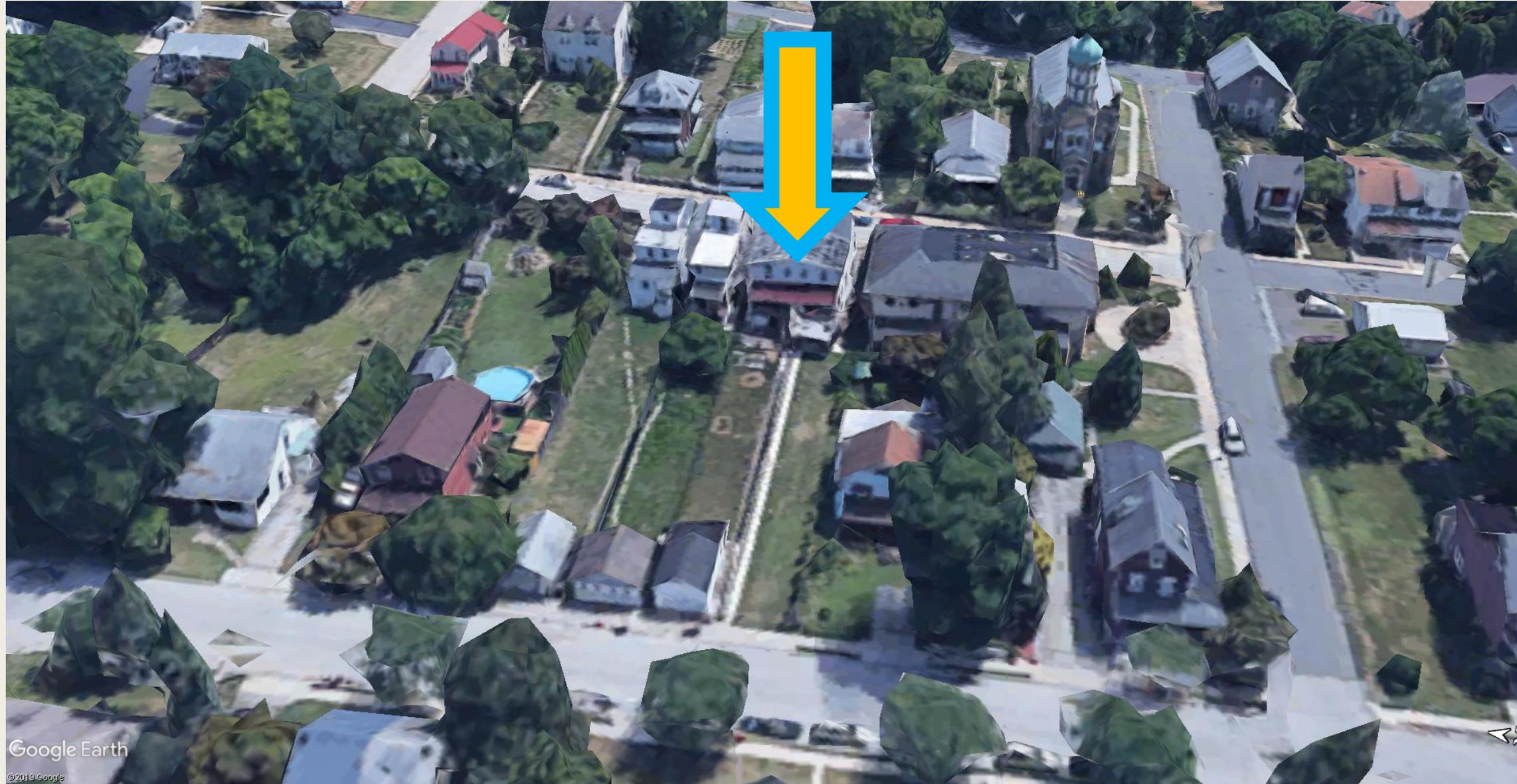
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# Murphy Lot Line / Minor Subdivision

## ■ Land Development

- *Location: 210 / 212 Amelia Street*
- *Proposed:*
  - Lot Line Adjustment
- *Plan date: November 15, 2019*
- *Consultant Letters:*
  - Gilmore: January 22, 2020
  - Grace Planning: January 27, 2020

# Murphy Minor SD



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# Discussion Items

- Comprehensive Plan Subcommittee **February 19 @ 7:00pm (Wednesday)**
- Planning Commission Meeting **February 26 @ 7:00 pm (Wednesday)**
  - *Founders Reserve II (Barker/Reynolds)*