

Upper Providence Township
Planning Commission
Regular Meeting
May 20, 2019

The Upper Providence Township Planning Commission held its regular monthly business meeting on Monday, May 20, 2019 at the Rose Tree Firehouse. The meeting was called to order at 7:00 PM. The meeting was opened with the Pledge of Allegiance. PC members present were Chairman Michael Crotty, Vice-Chairwoman Jackie Larkin, Brian Carr, Joe Solomon, Joseph Maylish and James Zaccaria. Also present were: James P. Kelly - Planning Commission Engineer, Beth Naughton Beck, Planning Commission Solicitor and Kim McCloskey, Administrative Assistant.
Not Present: Gregory Lebold, Township Manager

Approval of Minutes

Mr. Crotty made a motion seconded by Mr. Zaccaria to approve the minutes of the March 25, 2019 meeting.

Mr. Carr - Yes
Ms. Larkin - Yes
Mr. Solomon - Yes

Mr. Maylish - Yes
Mr. Zaccaria - Yes
Mr. Crotty - Yes

Motion passed 6-0

Public Comments and Questions

None.

Communications

None

Special Reports by Officers or Committees

None

New Business

Chairman Crotty noted that the Commission would take the Beidel reverse subdivision application out of order, given its limited scope.

695 W. Baltimore Ave. Reverse Subdivision

Keith Beidel, the owner of 695 W. Baltimore Ave., stated that the purpose of his application is to consolidate parcel 35-00-0003-00 and 35-00-00003-01 into one parcel and remove the lot line to make it one property. There will be no development. JP Kelly advised that Mr. Beidel will need to provide a recorded copy of the plan, but otherwise had no adverse comments on the application.

After a period of discussion and opportunity for public comment, Mr. Crotty made a motion seconded by Brian Carr to recommend approval of the Beidel, 695 W. Baltimore Pike reverse SDLD application.

Mr. Carr - Yes
Ms. Larkin - Yes
Mr. Solomon - Yes

Mr. Maylish - Yes
Mr. Zaccaria - Yes
Mr. Crotty - Yes

Motion passed 6-0

Old Business

7-13 State Road - Proposed Hotel

Robert Linn, Project Coordinator representing Aria Hotels, initiated the presentation on the hotel plans, and had Tim Broadt, Legal Counsel, Shawn Paul, Civil Engineer, and Krute Shah, Architect with him. He summarized that the project that has been before the Township since December, 2017. This proposed hotel is an IHG Hotel Group Franchise, which will perform monthly inspections and take over the franchise hotel if the landowner is not complying with its terms. They propose a 58 room Avid-brand hotel, with 66 parking spaces; showed slides of the property and renderings of the hotel and interior. It will be 3 floors and is compliant with the height Ordinance. Topics he reviewed were:

- Traffic and the driveway on Summer Street (emergency access only were discussed)
- The buffer and impervious coverage
- Lighting and affecting/not affecting the neighbors
- The length of stay - township is working on an Ordinance for maximum length allowed
- Price point is going to be \$125 - \$150 per night
- Existing non-conformity
- The residential property will remain a residence

Mr. Linn addressed the May 15th Engineers review letter and discussed the five remaining engineering issues.

1. Buffer - Mr. Linn has had discussions with the neighbors about what they would like as far as a buffer. He has ordered a 6' high vinyl privacy fence which will be ready to install next week and discussed trees and landscaping;
2. Zoning Boundary - It is a legal con-conformity regarding the parking area and was zoned commercial prior to the 1992 zoning map change;
3. Truck and emergency service routing - there is direct access from the front and rear of the building. They are waiting on the approval letter from the Fire Marshall;
4. Storm water - They are going to reduce the impervious coverage from 94% to 73.5% and will tie the new storm water system into the rear Township water pipe. They will comply with any other changes necessary;

5. Third party approvals - They will pursue external approvals when they get preliminary level approval.

Mr. Linn addressed questions from the Planning Commission on a wide variety of issues with the Plans. The owner of the property has signed a 20 year lease with IHG - the hotel brand. There will be no signage or lighting on the back of the building. The height is 35' which is within the Township Ordinance limits. There is a rear entrance/exit from the hotel lobby. Mr. Linn also represented that the current storm water pipe capacity can handle the hotel, which is subject to confirmation by the Township Engineer.

After questioning by the PC, the following residents made comments and asked questions:

Joan Patko, 717 Summer St.
Angela Morgera, 4 Spring Street
Anne Pittenger, 709 Summer St.
Richard Kahmer, 718 Summer St.
Tim Broadhurst, 1104 Roberts Rd.
Gerry Shay, 12 Spring St.
Jamie Roller, 611 Autumn Ln.
Scott Hatton, 706 Summer St.
Bob Storella, 1105 Wooded Way

Questions and concerns were discussed regarding the fencing and landscaping buffers. It was explained that per Township Ordinance there is a maximum fence height of 6'. Mr. Crotty advised that the PC would look into getting the Ordinance amended.

Emergency exit, street signage and dog walking were discussed. There will be a designated pet area in the front of the hotel. Concerns about existing dumping on the site and vehicles cutting through the parking lot were addressed. The individuals commenting requested that the project move forward in order to clean the property up. Mr. Linn confirmed that there will be one entrance/exit in the front on State Road. He also noted that the new fencing and some of the new buffer plantings would be installed within the week. Zoning was discussed as well as prior lawful non-conforming use. On questioning of Mr. Broadhurst, Mr. Linn confirmed that his firm is the BCO for the Township but they will not be involved with any inspections or permitting of this property.

Traffic increase concerns and where the utilities are coming from were discussed. Neighboring residents inquired as to whether signage could be erected at the end of Summer Street in order to limit to local traffic. It was noted that the intersection is within Media Borough, which would have to address that issue. Even so, the Planning Commission noted it as a recommendation. The property will be maintained per the contract up to IHG standards or they can come in and take control. Tax revenue and area development was discussed

Questions were asked as to the limit on how long someone can stay. It was noted that a Plan Note should be added to limit the stays to 14 consecutive days per year, as previously discussed. The price rate for the rooms will be \$125 to \$150 per night. At the conclusion of the discussion, the Township Engineer noted that he did not have any issues with the Commission conditionally approving the preliminary plans at this time.

Mr. Crotty made a Motion, seconded by Mr. Solomon to recommend preliminarily approval of the application with the following conditions:

1. Plan note to incorporate a note on the length of stay (14 consecutive days per year);
2. Satisfaction of SWM issues raised by the Township Engineer;
3. Recommendation, although not binding, that applicant approach Media Borough about installing a local traffic only sign on Summer Street;
4. Recommend approval for the waivers under 1230.19 and 1230.18 E4, but deferring on the waiver for 1230.18 E3 until final plan approval;
5. Truck and emergency service routing through the site;
6. Third party approvals;
7. Satisfaction of any open issues in the Township Engineers review letter dated 5/15/19.
8. The applicant will submit an affidavit to confirm the representations made by IHG representative at the last meeting regarding the terms of the franchise agreement.

Mr. Carr - Yes
Ms. Larkin - Yes
Mr. Solomon - Yes

Mr. Maylish - Yes
Mr. Zaccaria - Yes
Mr. Crotty - Yes

Motion passed 6-0

1400 N. Providence Rd - NUVO Self Storage

Representatives from NUVO Self-Storage presented the Preliminary/Final SDLD application. They received full relief from the Zoning Board for their use variance. They are asking for two partial waivers from 1230.18 E4 - the width of the required buffer. They were given relief by the ZHB to reduce the yard from 25' to 20', and the waiver relief is a direct byproduct of both the variance approvals as well as the configuration of the lot. The lot is bound by Route 1 and the internal lot lines with the other business office buildings within the corporate center. It does not directly adjoin any residences. Nuvo will still provide all required plantings; and 1230.18 F4 regarding the location parking lot landscaping. They will provide all required plantings just in different locations.

The project was described again. It is a five story self-storage facility with internal loading and unloading at the Rose Tree Corporate Center. It will be higher than one of the existing office buildings, but lower than the other. They will construct a rain garden and infiltration facility to address SWM and will tie into the current utilities. They have not picked a managing company yet, and have not finalized any design or signage package. Signage on the Route 1 side was discussed. Signage will not be placed on the roof of the building, and comment was made that it must be considerate of the residential properties across Route 1.

They addressed the Kelly and Close review letter dated May 15, 2019. They will provide proof that the basin that they are tying into can handle the new capacity. They will comply with his comments. The Fire Marshall must submit his review. The site plan will be revised to include all the waivers.

After further discussion and opportunity for public comment, Mr. Crotty made a Motion, seconded by Mr. Carr to recommend Councils approval of the preliminarily/final land development as well as the waivers including the waivers necessary to get to get preliminary/final pursuant to the following conditions:

1. No signage on the roof or above the roof line;
2. Fire Marshal approval;
3. The plans shall be revised to set forth any and all conditions of approval in the ZHB Decision;
4. Prior to release of the plans, Applicant shall come before Council for approval of the renderings and any signage;
5. Satisfaction of all conditions and notes and outstanding items in the Kelly and Close review letter dated May 19, 2019.

Mr. Carr - Yes
Ms. Larkin - Yes
Mr. Solomon - Yes

Mr. Maylish - Yes
Mr. Zaccaria - Yes
Mr. Crotty - Yes

Motion passed 6-0

Adjournment

With no further business to conduct, Mr. Crotty made a Motion to adjourn, seconded by Mr. Zaccaria. The meeting was adjourned at 9:21 PM.

Submitted by:

Kimberley McCloskey

Kimberley McCloskey
Administrative Assistant