

Upper Providence Township
Planning Commission
Regular Meeting
June 25, 2018

The Upper Providence Township Planning Commission held its regular monthly business meeting on Monday, June 25, 2018 in the Township Council room. The meeting was called to order at 7:00 PM. The meeting was opened with the Pledge of Allegiance. PC members present were Michael Crotty, Joseph Maylish, Brianna Schehr, Jackie Larkin, Brian Carr and James Zaccaria. Also present were: Elizabeth Naughton-Beck, Esq., Township Solicitor; James P. Kelly, P.E., Township Engineer; Gregory Lebold, Township Manager and Kim McCloskey, Administrative Assistant. Dr. David Thomas was not present.

Approval of Minutes

Mr. Crotty made a motion seconded by Mr. Carr to approve the minutes of May 21, 2018.

Mr. Carr - Yes

Ms. Schehr - Yes

Ms. Larkin - Yes

Mr. Zaccaria - Abstain

Mr. Maylish - Yes

Mr. Crotty - Yes

Motion passed 5-0

1 Abstention

Public Comments and Questions

None

Communications

None

Special Reports by Officers or Committees

None

Old Business

Comprehensive Plan

Mr. Crotty updated the Board on the status of the Comprehensive Plan Taskforce Committee on updating the Comprehensive Plan.

Steep Slope Amendments

Ms. Beck drafted an Ordinance amending Chapter 1266.07, to include uses by right in the very steep and steep slopes. She also drafted an Ordinance to rescind the net out provisions for steep and very steep slopes in Chapter 1252.02 of the Upper Providence Township Zoning Code, noting that the net out provisions will remain in the Township Subdivision and Land Development Ordinance.

Mr. Crotty made a Motion, seconded by Mr. Carr to recommend Councils' consideration of the proposed Ordinances.

Mr. Carr - Yes

Ms. Schehr - Yes

Ms. Larkin - Yes
Mr. Maylish - Yes

Mr. Zaccaria - Yes
Mr. Crotty - Yes

Motion Passed 6-0

New Business

Rose Tree Elementary School Modular Classroom

Gus Houtman, P.E., initiated a presentation on the Land Development Plans recently submitted for improvements at Rose Tree Elementary School. The plans are for the installation of a modular building which will house two classrooms to accommodate the growing school population at Rose Tree Elementary. Also present were Grace Eves, School Board Secretary, Ron Baldino, Director of Facilities and Tom Kelly, Solicitor for the School District.

Mr. Houtman noted that the 39 acre property is located on the Northeast corner of First Avenue and Evans Blvd. The property consists of the Rose Tree Elementary School, two parking lots and a drop off area in the front of the building, a playground area in the rear of the building, athletic fields and a concession stand. The property is zoned R-6. The School District is proposing to install a 27' ½"x 72', approximately 1986 sq. ft. modular building which will house two (2) classrooms. The new structure will be located at the rear of the existing building adjacent to the gymnasium. Mr. Houtman noted that the structure will be installed at the existing edge of the hard surface play area and would not add to any impervious coverage.

Upon the completion of Mr. Houtman's presentation, Mr. Crotty opened the floor to questions by the Board. Questions included whether there would be any utilities to the building, which Mr. Houtman noted that the building will have electric and mechanical utilities, but no plumbing or restrooms; however, there will be a water cooler in each classroom. When asked about the length of time the building would be utilized, Mr. Houtman deferred to the members of the School District that were present. Mr. Tom Kelly, the School District Solicitor noted that the building will be there for at least two years. Mr. Kelly further noted that the School District is undertaking a facilities study.

Mr. Houtman noted that the District intends to fully comply with the Township requirements. The District would like to have the modular installed and in use by the beginning of the school year in early September. They are unsure yet which grade levels will be in those classrooms.

Mr. Crotty questioned whether the structure could be shifted to the north side of the play area by the cafeteria. Mr. Houtman noted that that area needs to be accessible to truck deliveries and there are existing sheds in that location.

Noting no other questions by the Board, the review comments submitted by the Township Engineer were discussed. Mr. Kelly noted concerns with the location of an existing inlet, located immediately adjacent to the proposed modular structure and the need for maintenance during cold weather conditions to prevent ponding and icing in this area. Mr. Kelly also noted that copies of these plans be submitted to the Fire Marshal and the police department to make them aware of the additional space for emergency response purposes. Alan Mancill is the Emergency Management

Coordinator for the Township and he has previously been provided a copy of the plans.

Mr. Crotty then opened the floor to questions from the public. Mr. Morris Kaufman, a resident of South Avenue, asked what the increase in population has been. Mr. Kelly noted that six years ago there were 265 students and this year there were 450.

Upon completion of questions from the members of the Planning Commission and the audience, Mr. Crotty made a motion, seconded by Mr. Maylish to recommend approval of the Final Land Development Plan of Rose Tree Elementary School, prepared by G.D. Houtman & Son, Inc., dated May 31, 2018, subject to compliance with the Townships Engineers Plan Review dated June 21, 2018.

Mr. Carr - Yes	Ms. Schehr - Yes
Ms. Larkin - Yes	Mr. Zaccaria - Yes
Mr. Maylish - Yes	Mr. Crotty - Yes

Motion Passed 6-0

Sketch Plan Review South Avenue and South Orange Street

Adam Powell of Linn Architects initiated a presentation of the Subdivision Sketch Plan which had been previously submitted September 5, 2017 for S. Orange Street. Mr. Powell noted that the property is now owned by Charles and Todd McKenney.

Mr. Powell noted that the project is situated in the Township's R-5 zoning district; with minimum lot area of 5,000 sq. ft. Mr. Powell noted that project involves merging nine existing lots, which are non-conforming in area, and creating five conforming building lots along S. Orange Street. The project also includes the reconfiguring/merging of three non-conforming lots into two conforming lots along South Avenue, which will include a sanitary sewer easement between the two proposed lots.

Mr. Powell noted that there are no sewer facilities therefore, they are proposing a sanitary easement behind the proposed houses on Orange Street which will then go through the two lots on South Avenue and connecting to an existing sewer main in South Avenue. This will require a review by the Township's Sewer Authority and DELCORA. The project also includes dedicating an additional 5' of right-of-way on Orange Street and an additional 12.5' of right-of-way along Weldon Street.

At the conclusion of Mr. Powell's presentation, Mr. Crotty and the Planning Commission members questioned Mr. Powell on various issues. Mr. Crotty asked is the sidewalk on Weldon Street could be taken all the way to South Avenue, subject to approval by the owner on the corner of South Avenue and Weldon Street. There was also concern with direct vehicle egress onto S. Orange Street rather than vehicle access through the access easement to the rear of the property. Mr. Powell noted that their plans are to provide direct access onto S. Orange Street, and he noted that a turnaround area would be provided on each property. Mr. Powell was also questioned on the easement in the rear of the properties and if consideration had been given to having the properties accessed by this easement.

Mr. Crotty asked Mr. Kelly to about his plan review comments wherein Mr. Kelly discussed grading and the driveways. Mr. Crotty inquired about site distance from the southern-most lot along S. Orange Street, which Mr. Powell noted that the site distance was evaluated in accordance with PennDOT standards.

With no further questions from the Board, Mr. Crotty opened the questions to the audience. Mr. Corcoran of 630 S. Orange Street; Christine Schuetze of 612 South Avenue; Ellen Morfei of 925 Second Avenue; Morris Kaufman, owner of 552 and 554 S. Orange Street; Melody Williams of 628 S. Orange Street; and Peter Lamb of 630 South Avenue all expressed their concerns with storm water management; visibility for vehicles backing out of driveways onto S. Orange Street; increased traffic; sewer line issues; setbacks; parking issues and sidewalks.

Mr. Crotty explained to the public that this is a Sketch Plan, which is an informal submission to provide an informal overview of a project. The next step would be the submittal of a Preliminary Plan which also includes reviews by the Township's Engineer and Solicitor.

No action was taken and the presentation was concluded.

School Safety Zone Grant

Mr. Kelly informed the Board that a PennDOT grant is available to obtain funds for improvements to the school crossings along Rt. 252, (Sandy Bank Road, Maple Avenue and School Lane). One of the items required is a letter of approval from the Township Planning Commission. Mr. Lebold has prepared a letter for Mr. Crotty to sign and Mr. Kelly will prepare a Resolution for Council's approval at their July 12, 2018 meeting.

Mr. Crotty made a Motion, seconded by Ms. Schehr to authorize Mr. Crotty in signing the letter prepared by Mr. Lebold to support the Grant.

Mr. Carr - Yes

Ms. Schehr - Yes

Ms. Larkin - Yes

Mr. Zaccaria - Yes

Mr. Maylish - Yes

Mr. Crotty - Yes

Motion Passed 6-0

Adjournment

With no further business to conduct, Mr. Crotty adjourned the meeting at 8:11 PM.

Submitted by:

Kim McCloskey
Administrative Assistant