

Upper Providence Township
Planning Commission Meeting
May 22, 2023

The Upper Providence Township Planning Commission held its regular monthly meeting on Monday, May 22, 2023 in the Township Council Room. The meeting was called to order at 7:00 PM. And was opened with the Pledge of Allegiance.

PC members present: Jackie Larkin, Patrick Conboy, Monica Shane and James Zaccaria. Also present: Don Vymazal, Township Manager, Mareile Watson, Asst. Township Manager, Carl Ewald, Solicitor, JP Kelly, Twp. Engineer and Kim McCloskey, Adm. Asst.

Not Present: Mary Austin, Todd Farally and Andrew Serota.

Approval of Minutes

Mr. Conboy made a motion seconded by Mr. Zaccaria to approve the meeting minutes of April 24, 2023.

Mr. Conboy	Yes	Mr. Zaccaria	Yes
Ms. Shane	Yes	Ms. Larkin	Yes

Motion passed 4-0

Public Comments and Questions

- Mr. Mancini, 173 Dam View Drive - passed out a memo with his response to the Benchmark's Counsel Response and proposed recommendations to Township Council. He is concerned about the easement and who is the rightful owner of the easement.
- Mr. Vulpio, 175 Dam View Drive - provided a timeline of the emergency access easement to be a part of the Providence Point Subdivision.
- Mr. Piraino, 172 Dam View Drive - History of the easement
- Mr. Solomon, 7 Northgate Village - In support of the project; discussed the benefits of having Benchmark in our Community; where is the hardship to the residents.
- Ms. Gordon, 128 Dam View Drive - Emergency easement; quality of life.
- Mrs. Mancini, 173 Dam View Drive - Emergency easement; how will the Bradley home be used.
- Mr. Allen, 113 Dam View Drive - In support of the Benchmark project; who will buy the Bradley property if Benchmark doesn't.
- Ms. Bedwell, 125 Boxwood Court - parking and events happening that are not school related.
- Mr. Wang, 170 Dam View Drive - property maintenance on portion across the street.
- Ms. Lake, 156 Dam View Drive - Easement; containment.

Communications

None

Special Reports by Officers or Committees

None

New Business

410 E. Rose Tree Road - SDLD - Sketch Plan

Gus Houtman, Engineer presented the sketch plan for Kira Graves at the 2.3 acre property located at 410 E. Rose Tree Road. There is an existing common drive to the ruins of a burned down house on the property and to the Martin property which sits behind Ms. Graves property. She would like to use the existing common driveway and build 3 homes on the property. One would be where the ruins of the existing house is with frontage on Rose Tree Road and the other two would have frontage on a public street, the Media Bypass with access from Rose Tree Road. This property is Zoned R2.

The Township Engineer advised that there is an ordinance that does not allow flag lots. Mr. Houtman is looking for interpretation to “access to a public street or right of way”. The sight lines of the driveway was questioned. Mr. Ewald noted that a portion of the property is actually on the other side of the Bypass. Mr. Ewald recommended that they request further review of the sketch plan by Council for an interpretation on the frontage for proposed lots 2 & 3, or whether or not they would need a variance. The applicant will submit a letter to the Township Manager to be heard before Council for a legal interpretation.

Old Business

2107 N Providence Road, Benchmark/151 Dam View, Bradley SDLD

Chris Schubert, Attorney for Benchmark along with Chris Hancock, Head of School, Gus Houtman, Engineer, John Osbeck, Arborist, Richard King, Project Architect and Erik Hetzel, Land Planner were all present to discuss the second submission of their plans.

Mr. Schubert explained the reverse subdivision plan to acquire the Bradley property which sits in the middle of the Benchmark property. He also discussed the conditional use application. They are proposing to move the emergency access easement.

Mr. Hancock discussed the amended 5-year master plan. He explained how the school works, what activities are held there and the fact that they allow neighbors to enjoy their property. They are trying to as transparent and collaborative with the neighbors. They are attempting to make things safer for all involved. Mr. Hancock provided slides of the existing campus plan, the proposed plan and the acquisition and integration of the Bradley property. They are not expanding their current student or staff population.

Richard King clarified the removal of existing paving and putting in additional parking. They will be removing the Bradley driveway going to Dam View. He showed the interior

drive improvements, vehicle circulation and Township emergency access. There are 89 parking spaces and 84 more spaces proposed. He also discussed the sidewalk improvements.

Mr. Houtman discussed the storm water management facilities. They are proposing installing new infiltration basins where all new parking is proposed. They have run percolation testing at the SWM proposed sites and the soil is suitable for the infiltration of SWM at the sight. They updated the landscape plan after the last meeting. He also discussed the outdoor lighting plan.

Mr. Osbeck did a tree study of all trees. They performed a level 1 tree risk assessment and longevity review.

Mr. Kelly had no official comments. A full land development and SWM plan will have to be filed. Zoning will have to be taken care of first. Planning Commission members questioned the amount of parking and keeping all activities on to the campus. Possibly using valets services or back up locations for parking was discussed.

Benchmark is requesting the Planning Commission's recommendation to Council for the Conditional Use and Reverse Subdivision.

Ms. Larkin made a motion, seconded by Mr. Conboy to recommend that Council considers approving the Benchmark application with the following conditions:

- There will need to be a land development application for anything that is proposed in the five-year plan or if there are any changes to the five year plan;
- That they include stormwater - the stormwater plan proposed in their five-year plan must be done at a minimum in any proposed plan;
- The Bradley driveway must be removed;
- screening that is in the landscaping five-year plan must be provided at a minimum;
- The lighting proposed in the five-year year plan must be provided at a minimum;
- They recommend that easement issue be resolved when the driveway is removed.

Mr. Conboy
Ms. Shane

Yes
Yes

Mr. Zaccaria
Ms. Larkin

Yes
Yes

Motion passed 4-0

Adjournment

With no further business to conduct, the meeting was adjourned at 9:48 PM.

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March 27, 2023
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Submitted by:

Kimberley McCloskey

Kimberley McCloskey
Administrative Assistant