

Upper Providence Township
Planning Commission
Regular Meeting
July 25, 2022

The Upper Providence Township Planning Commission held its regular monthly meeting on Monday, July 25, 2022 at the Township Building. Ms. Larkin called the meeting to order at 7:00 PM and led the Pledge of Allegiance.

PC members present: Chairperson Jackie Larkin, Vice-Chairman Joseph Solomon, Bertie Bonner, Patrick Conboy, Andrew Serota and James Zaccaria. Also present: JP Kelly, Engineer, Carl Ewald, Solicitor, Don Vymazal, Township Manager and Kim McCloskey, Administrative Assistant.

Not Present: Bob Tull

Approval of Minutes

Ms. Larkin made a motion seconded by Mr. Solomon to approve the meeting minutes of April 25, 2022.

Ms. Bonner	Yes	Mr. Solomon	Yes
Mr. Conboy	Yes	Mr. Zaccaria	Yes
Mr. Serota	Abstain	Ms. Larkin	Yes

Motion passed 5-0; 1 abstained

Public Comments and Questions

None

Communications

None

Special Reports by Officers or Committees

None

Old Business

The Woods at Rose Tree - Final SDLD

Adam Powell, PE advised that they have submitted the final SDLD and are proposing to construct 8 houses on the two parcels between Kirk Lane and Highland Avenue. Four of the homes fronting Kirk Lane and four fronting Highland. One parcel has a house, shed and garage on it that will be demolished.

After Preliminary Approval from Council they have submitted:

- The NPDES permit to the Delaware County Land Conservation District for review;
- To PennDOT and cleared 10 feet back on Kirk Lane for sight distance requirements;

- Going through the process with AQUA - they do have a “will service for water letter” and are working with them for sewer;
- They have completed or will comply in full with JP Kelly’s July 21, 2022 review letter.

500 Sq. Ft. was added to each footprint and each home will be approximately 5600 sq. ft. They are meeting all zoning and stormwater requirements.

The two waivers, one for stormwater management and one for sidewalks with fee in lieu of were granted by Council on June 9, 2022 during preliminary approval. Goal start date would be the first quarter of 2023.

Michael Ryan, 390 Highland:

- If the sale of the property was completed - it is under agreement
- Were lot lines laid out yet - will be laid out as they are built
- With the additional square footage being added - if homeowners want to add decks or additions, etc., are they limited - they have to stay under the impervious coverage and comply with zoning.

BJ Spears, 381 Kirk:

- If the survey of the property lines was completed - it is completed down her driveway; the four main corners must be set prior to construction;
- What the start and end times of construction were and if the start time could be changed - it is by Ordinance and would have to be brought before Council.

Ms. Larkin made a motion, seconded by Mr. Conboy to grant recommending Final SDLD approval subject to compliance with the Engineer’s review letter dated July 21, 2022.

Ms. Bonner	Yes	Mr. Solomon	Yes
Mr. Conboy	Yes	Mr. Zaccaria	Yes
Mr. Serota	Yes	Ms. Larkin	Yes

Motion passed 6-0

New Business

Ordinance 540 - Accessory Structures

Planning Commission members discussed the Ordinance language and the definitions. Ms. Larkin made a Motion, seconded by Mr. Conboy, to recommend that Council considers:

- Changing the wording of Section 1; Mr. Serota will draft language;
- Section 2(g)
 - o #4 - changing the square footage to 300 sq. ft.;
 - o #7 - including internet;
 - o #10 - remove home occupation and add daycare facilities; and

- o #11 - removing all together.

Ms. Bonner	Yes	Mr. Solomon	Yes
Mr. Conboy	Yes	Mr. Zaccaria	Yes
Mr. Serota	Yes	Ms. Larkin	Yes

Motion passed 6-0

Adjournment

With no further business to conduct the meeting was adjourned at 8:21 PM.

Submitted by:

Kimberley McCloskey

Kimberley McCloskey
Administrative Assistant