

Upper Providence Township
Planning Commission
Regular Meeting
August 22, 2022

The Upper Providence Township Planning Commission held its regular monthly meeting on Monday, August 22, 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, Bob Tull and James Zaccaria. Also present: JP Kelly, Engineer, Carl Ewald, Solicitor, Don Vymazal, Township Manager and Kim McCloskey, Administrative Assistant.

Approval of Minutes

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

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

Motion passed 7-0

Public Comments and Questions

None

Communications

None

Special Reports by Officers or Committees

None

Old Business

Sunoco Car Wash/Convenience Store/Fueling Station - Final SDL

Don Petrosa, Attorney for the applicant, presented the final plan for the proposed convenience store, car wash and fueling station at 1451 N. Providence Road. He discussed the changes made to the plans per the Township Engineers latest review letter and comments from the Planning Commission and Council. All comments have been addressed.

They are working on the third-party approvals, the NPDES permit from the Delaware County Conservation District and HOP through PennDOT.

John Anderson, Project Engineer from Cornerstone, described the project which consists of an A Plus convenience store, drive in car wash in the rear, 6 fueling stations (12 pumps) with an overhead canopy and 4 electrical charging stations (8 total).

Also discussed was accessing right in and right out only on the Providence Road side. There will be traffic delineators and a concrete median which would be maintained by the applicant. They are installing a 6' wooden fence and a full landscaping buffer on both sides of the fence. They are trying to maintain as many existing mature trees as possible. The type of plantings and their heights was discussed. They have received Fire Marshal approval. Filtering of the stormwater and the maintenance of the inlet was discussed.

The following residents discussed their concerns:
Tan Chen - 623 Summer Street - pedestrian walkability

Debrah Buller - 165 E. Rose Tree Road - tank vent location; permitted uses for the property; signage; food and fuel delivery times; the procedure for notifying the Township Code Enforcement if the applicant is not complying; this will be an A Plus Sunoco; the number of cars idling in the car wash line - there will be wait time signs;

Chris Dolan - 32 E. Rose Tree Road - buffering planting sizes - would like them to be taller;

Drew Brown - 76 E. Rose Tree Road - pollution; air quality; glare from lights; noise pollution; soil testing and tank removal.

Ms. Larkin called for an executive session at 8:15. The meeting was called back to order at 8:22 pm.

It was noted that in the Township Noise Ordinance that noise cannot be high than 50 decibels at the property line and that is equivalent to the noise from your kitchen refrigerator.

Ms. Larkin made a motion, seconded by Mr. Serota to grant recommending Final SDLD approval subject to:

- Meet with all requirements and recommendation in the Township Engineer's letter dated July 21, 2022;
- That all deliveries, food and fuel, be made between the hours of 7 am to 11 pm;
- They work with the neighbors regarding the height and type of the trees to be planted.

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

Mr. Solomon Yes

Motion passed 7-0

New Business

A moment of silence was held for Joseph Maylish, a prior Planning Commission Member who passed away recently.

Mr. Ewald mentioned that Council agreed with the recommended changes to the Shed Ordinance from the Planning Commission, and it has been sent back to the County Planning Department for review.

Adjournment

With no further business to conduct the meeting was adjourned at 8:26 PM.

Submitted by:

Kimberley McCloskey

Kimberley McCloskey
Administrative Assistant