

Upper Providence Township
Planning Commission
Regular Meeting
February 25, 2019

The Upper Providence Township Planning Commission held its regular monthly business meeting on Monday, February 25, 2019 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 Brian Carr, Michael Crotty, Joseph Maylish, Brianna Schehr, Jackie Larkin and James Zaccaria. Also present were: James P. Kelly - Planning Commission Engineer, Beth Naughton Beck, Planning Commission Solicitor, Gregory Lebold, Township Manager and Kim McCloskey, Administrative Assistant.

Approval of Minutes

Mr. Zaccaria made a motion seconded by Mr. Maylish to approve the minutes of the January 28, 2019 Reorganization meeting

Mr. Carr - Yes

Ms. Schehr - Yes

Ms. Larkin - Yes

Mr. Zaccaria - Yes

Mr. Maylish - Yes

Mr. Crotty - Abstain

Motion passed 5-0; 1 abstained

Public Comments and Questions

None

Communications

None

Special Reports by Officers or Committees

None

Old Business

Continued Comprehensive Plan review.

Conditional Use - Darhun Construction - 923-925 N. Orange St.

Mr. Crotty summarized that this project came in as 5 units and is now down to 3. Conditional use is zoning relief and its relief someone is permitted to get as long as they meet certain elements and they must go before Council to do it. The issue in the case is that small portions of the proposed building would encroach steep slope areas.

Lee Stivale, Esquire, Mike Ciocco from Catania Engineers and Chris Darhun were present. Mr. Stivale addressed the Commission stating that they reduced it to 3 lots because of the issues with the riparian buffer. They have received approval from the Zoning Hearing Board to meet those items that are necessary for the development of this property leaving issues with regard to the impact of regulated slopes. The variance was for the small portion on the prohibited slope.

Steep slopes, very steep slopes and prohibited slopes were discussed. He provided a plan of the property.

Mr. Stivale stated that this board should look at two different areas with regard to their recommendation. Number one is performance standards. The Board should look at how much slope is being affected, what's the purpose of the impact of the steep slope and what are they doing to minimize impact while we are working on it and stabilizing the area.

Second, there are general standards that the governing body has to review with regards to general conditions. What are they doing, will there be any adverse impact to the community, is it in harmony with the site and surrounding properties? While you're disturbing and post-disturbing, that you're not going to adversely impact the site and will not create erosive events.

Mike Ciocco discussed what he did to minimize the impact disturbance to the slopes. There are three areas of slopes they are impacted. They are removing two structure and reclaiming the slope areas. They are within the allowable disturbance for steep slopes and they are within the requirements for very steep slopes. They are outside the allowable disturbance for the prohibited steep slopes but they did receive approval from the ZHB to allow that minimal disturbance in the very steep slopes. He discussed erosion controls, storm water and stabilization.

They would like a recommendation to approve their use because they did get the variance and they are using mitigation techniques to preserve the prohibited slope area. Mr. Stivale feels that under 1266.10, areas of steep slope regarding lots 2 and 3, that the Commission can recommend the exemption.

JP advised that there has been preliminary approval and this project has been before us since 2015. He views this as a matter of administrative process considering there is preliminary approval and no changes have been made since that approval. Mr. Kelly and Ms. Beck will review the language for the exemption or relief and discuss it with Council before the conditional use hearing.

Mr. Crotty made a motion, seconded by Mr. Zaccaria, recommending approval of the conditional use application for the Darhun Construction for the three areas identified noting that with respect to the first, the 806 sq. ft. on lots 2 & 3, the planning commission is favorably inclined toward an exemption of that requirement subject to the review of the Township Engineer and Solicitor and provided that they do not adjoin or abut larger areas of steeply sloping land within the Steep Slope Conservation District pursuant to Chapter 1266.10 Exemptions.

Mr. Carr - Yes
Ms. Larkin - Yes
Mr. Maylish - Yes

Ms. Schehr - Yes
Mr. Zaccaria - Yes
Mr. Crotty - Yes

Motion passed 6-0;

New Business

None

Adjournment

With no further business to conduct, Mr. Crotty made a Motion to adjourn, seconded by Mr. Zaccaria. The meeting was adjourned at 7:34 PM.

Submitted by:

Kimberley McCloskey

Kimberley McCloskey
Administrative Assistant