

**LOWER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION MEETING  
FEBRUARY 23, 2023 MEETING MINUTES**

**1) Call to Order**

Chair Mark Kuberski called the meeting to order at 7:00 p.m.

**2) Roll Call:**

A) The following board members were in attendance: Mr. William Brooke, Mr. Mark Kuberski, Ms. Susan LaPenta, Mr. Frank McDonough, Mr. Patrick Neary.

B) Also in attendance: Mr. Mike Mrozinski, Director of Community Development; Ms. Lauren Gallagher, Township Solicitor; Mr. John Miklos, Montgomery County Planning Commission; Mr. Casey Moore, Bowman Engineering, Mr. Gary Neights, Board of Supervisors Liaison, and Mr. Tim Woodrow, Woodrow Associates

**3) New Business:**

Consideration of LD-22-04 Land Development plans for PJ Land Development-Tidal Wave, 2619 Ridge Pike. A presentation was made by the applicant's attorney, Matthew McHugh, their civil engineer Matthew Kears, and their traffic engineer Eric Ostimchuk. Since the Commission had seen the plan at prior meetings, the presenters were asked to speak to the plan changes, which largely were to the traffic ingress from Ridge Pike. Questions were received from Commission members, staff, and consultants, dealing with on-site traffic queueing, landscape buffering along property edges, environmental concerns, and shared parking. Lidl is working with the neighboring bank to update an existing parking easement at this time. They were also asked to confirm the status of the land between the legal and ultimate rights of way. It is believed that this was addressed with the recent prior land development involving this property.

The applicant presented waiver requests that arose from the review letters and asked for the Commission's recommendations:

1. Waiver from §123-18 requiring separate preliminary and final plan approval. The applicant requests combined preliminary final plan approval and will address all outstanding issues with staff and consultants prior to submitting record plans for execution.
2. Waiver from §123.31.B requiring that Ridge Pike as a Urban Semi controlled Access road to be widen to a minimum cartway of 52 feet. No cartway widening is proposed from the existing cartway width of 40 feet. Property up to the ultimate right of way has been previously offered for dedication as part of an earlier land development project.
3. Waiver from §123-50.B.2 and 123-50.C requiring that trees or shrubs be planted along the easterly and westerly property lines. Alternately, the applicant will add plantings to the area of parkland between the applicant's fence and the park fence, to the satisfaction of Township staff and consultants.

4. Waiver from §123-110.M.3 requiring that the refuse area be located either within the building or outside with a minimum setback of 50 feet from any residential property. The applicant proposes to install a gated masonry trash enclosure in the existing shared parking area approximately 8.8 feet from the rear property line. This area will be buffered from the adjacent township park property area by fence and landscape buffering.

All these waivers were recommended for approval by a vote of 5-0.

The applicant indicated that they will comply with all other outstanding comments in the review letters.

One member of the public, township resident Karl Herman, asked the applicant about parking and access to the park. It was explained that the existing access is through the neighboring property and was not to change. Also, he inquired about the noise from vacuums, which was explained as being compliant with township ordinances.

There was no further public comment received. A motion to adjourn was received and approved 5-0. The meeting adjourned at 7:58 PM.