

**LOWER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION MEETING  
JUNE 28, 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, and 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. Gary Neights, Board of Supervisors Liaison, and Mr. Tim Woodrow, Woodrow Associates

**3) Approval of Minutes:**

A) The minutes of April 26, 2023, were approved for posting without change.

**4) New Business:**

Consideration of LD-23-10 Land Development Sketch plans for Encompass Health, 2660 Audubon Road. The applicant's engineer, Jennifer Oltman of Kimley-Horn, described the proposal to construct an 80-bed rehabilitation hospital, in two phases. All the sitework is to be done in the first phase. The hospital will have in-patient service for those requiring physical therapy. There will not be substance abuse treatment provided. There was discussion concerning the environmental characteristics of the property, stormwater management, and permitting with PennDOT. Adjoining neighbors from the Parkview neighborhood were present and participated in the discussion. Engineer Oltman collected input and committed to having someone from Encompass present at the next presentation to answer operational questions. The approval process was discussed with the next step being the revision of plans for preliminary plan review. Residents were advised to contact the Community Development Department with further questions.

The additional public comment concerned unrelated township activities. A motion to adjourn was received and approved 5-0. The meeting was adjourned at approximately 7:50 PM.