

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
NOVEMBER 29, 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: Ms. Samantha Grant, Mr. Mark Kuberski, Ms. Susan LaPenta, and Mr. Frank McDonough

B) Also in attendance: Ms. Lauren Gallagher, Township Solicitor; Mr. John Miklos, Montgomery County Planning Commission, Mr. Mike Mrozinski, Director of Community Development, and Mr. Tim Woodrow, Woodrow Associates

3) Approval of Minutes:

A) The minutes of August 23, 2023, were approved for posting without change.

4) New Business:

A) Consideration of LD-23-01 Land Development plans for the proposed warehouse use at 960 Rittenhouse Road. The applicant Mike Hagan, and his design team described the proposal to demolish the existing buildings, remediate for environmental contamination from nearby properties, and the construction of an approximately 66,000 SF warehouse building. Transportation and landscaping concerns were focused on.

The Commission chose to recommend approvals on the requested waivers and preliminary-final plan approval.

B) Consideration of LD-23-10 Land Development plans for the proposed physical rehabilitation hospital at 2660 Audubon Road. The applicant's team made a presentation of the updated plans for the hospital and the received questions from the Commission and the public.

The Commission chose to defer making a recommendation of the requested waivers but did recommend preliminary final plan approval.

A motion to adjourn was received and approved 4-0.