

## LOWER POTTS GROVE PLANNING COMMISSION    January 23, 2006

The Lower Pottsgrove Planning Commission held their regularly scheduled meeting on Monday, January 23, 2006. The meeting was called to order at 6:30pm and the following were in attendance:

Frank Cebular, Vice	Rod Hawthorne, Township Manager
Rich Wood	Lew Babel, Fire Marshal
Ronald Dinnocenti	Matt Edmonds, MCPC
Nick Hiriak	

### REORGANIZATION

Frank Cebular turned the meeting over to Township Manager, Rodney Hawthorne for the purpose of reorganizing. Mr. Hawthorne offered Geoffrey Dailey as Chairperson along with Frank Cebular as Vice Chairperson. Rich Wood motioned to approve that slate of officers. Ron Dinnocenti seconded the motion. All members approved. There were no other nominations, so the meeting was turned back to Frank Cebular.

### COUNTY ZONING REWRITE

Matt Edmonds from the Montgomery County Planning Commission gave a brief summary of the proposed Lower Pottsgrove Township Zoning Ordinance rewrite. The rewrite is a part of the County/Township three year planning contract. Matt reported that he will work with township staff on the rewrite and will provide quarterly reports to all Planning Commission and the Board of Commissioners members. The rewrite will be approved in draft sections so it will be easier to track. All zoning in the new ordinance will have the latest uses and terminology and compliment the Pottstown Regional Plan.

### OLD BUSINESS

- 1. Bruster's Ice Cream** – residents surrounding the proposed Bruster's Ice Cream Store had questions pertaining to drainage, lighting, and noise from the refrigeration units, and traffic control on Buchert Road. All questions were addressed and depicted on the final plan. Rod asked the developer, Mr. Tumillo if he would install a barrier to keep the noise down from the generator for the cooler. The developer is agreeable to this and language will be placed in the developer's agreement. In addition, he has agreed to install a 6' vinyl fencing out that abuts a residential property in order to eliminate patrons from cutting thru private yards. The parking lot will have shoebox style light fixtures that shine directly down with no bleed off. The Township Engineer has reviewed a lighting plan. The four waivers listed in the letter dated January 23, 2006 were in order and the motion to grant preliminary/final approval was made by Ron Dinnocenti and seconded by Nick Hiriak. The vote was 4-0
- 2. 2871 E. High Street** – Mr. Hawthorne reviewed briefly with commission members Dr. Waldt's plan submittal. He stated there will be escrow funds set up for curbing, sidewalk and possibility replacement of one tree. The driveway and drainage easements will be recorded with the county. A letter dated January 23, 2006 from Pro Tract Engineering listed the two waivers that were required for the proposed project. Ron Dinnocenti made motion and seconded by Nick Hiriak to grant preliminary/final plan approval. The vote was 4-0
- 3. 2827 High Street** – owner, Mr. Dana Albitz and John McMenamin were in for informational purposes only. They briefly reviewed what they want to do presently, which is an 18 car parking lot as well as an addition to the main building. They are in the process of collecting additional information on the lot lines as well as find the legal owner of the 20' alley. Frank Cebular thanked them both for their presentation and looks forward to seeing more concrete information in the near future.

## **NEW BUSINESS**

- 1. Township Open Space Plan** - Mr. Hawthorne explained and presented the booklet on the Lower Pottsgrove Township Open Space Plan. There are several parcels of land the township would like to purchase with the open space funds. The county will pick-up 80 percent of the cost of the land and the township will have to match the remaining 20 percent. Rod added that a public hearing is scheduled for February 6, 2006 at 6:45 PM for additional public comment before the Board of Commissioners officially adopt the plan. Nick Hiriak made the motion and seconded by Rich Wood to grant approval of the township open space plan. The vote was 4-0.
- 2. Penn Vest** - Mr. Hawthorne reported that the Lower Pottsgrove Township Sewer Authority is applying for a PennVest Grant to perform I&I work to several portions of the sewer system. A letter of support is required in order to apply for the \$1.3 million grant. Ron Dinnocenti motioned for approval and seconded by Nick Hiriak to support sewer authority to pursue for the Pennvest grant. The vote was 4-0.

The next meeting will be held on Monday, February 27, 2006

Submitted by: \_\_\_\_\_  
Rodney P. Hawthorne, Manager