

LOWER POTTS GROVE PLANNING COMMISSION February 27, 2006

The Lower Pottsgrove Planning Commission held their regularly scheduled meeting on Monday, February 27, 2006. The meeting was called to order at 6:30pm and the following were in attendance:

Jeff Dailey, Chairperson	Rod Hawthorne, Township Manager
Frank Cebular	Tom Yuhas, Engineer
Nick Hiriak	Lew Babel, Fire Marshal
Rich Wood	

Nick Hiriak motioned approval of the minutes of the January 23, 2006 meeting and Frank Cebular seconded the motion. The vote was 4-0.

OLD BUSINESS

1. **Zeke's Car Wash** – Rod reminded commission members that the owner of the prospective car wash at the intersection of Mervine and Charlotte Sts was here tonight to present his plan prior to going to the Zoning Hearing Board in April. The sketch plan proposes to construct a 1,378SF touch-free car wash building in the Shopping Center District. Rod added that the applicant will need a use variance and a dimensional variance. Jeff Dailey added that the proposal ultimately rest with the ZHB to grant the two variances but overall commission members really like to the overall project. The applicant thanked commission members for their nice words and looks forward to working with them if everything goes well with the zoning application.
2. **Buchert Ridge Community Phase II** - Wil Hallman, President of Buchert Ridge Community presented a sketch plan for Phase II. Wil reminded commission members that he was here several months ago on the same project but the layout has changed due to Penn Dot comments regarding the bus turnaround in phase I. The new bus turnaround was approved by Pottstown Transit Authority and it was recently submitted to PennDot for their comments. The commission was ok with the new layout and would like to see more detailed plans submitted in the future in order to understand the project fully. Will agreed to do so and looks forward to submitting the plans for Phase II in the near future.

NEW BUSINESS

1. **Romig Road Subdivision** – Brian Bucholtz the owner of the property on Romig Road presented a sketch plan to subdivide four acre parcel into two lots. The two parcels would meet the requirement of 2 acres as set forth in the R-1 residential district. These lots could potentially be serviced by public sewer. Jeff Daily commented that he has no objection to the plan if it meets the current zoning. Lew Babel expressed to commission members that he reviewed the sketch plan and was ok with the layout. Brian thanked commission members for their time and looks forward to working with them in the near future.

The next meeting will be held on Monday, March 27, 2006.

Submitted by: _____
Rod Hawthorne Township Manager