

## LOWER POTTS GROVE PLANNING COMMISSION    March 27, 2006

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

Jeff Dailey, Chairperson	Ed Wagner, Assistant Manager
Frank Cebular	Tom Yuhas, Engineer
Nick Hiriak	Lew Babel, Fire Marshal
Rich Wood	
Ron Dinnocenti	

Nick Hiriak motioned approval of the minutes of the February 27, 2006 meeting and Ron Dinnocenti seconded the motion. The vote was 5-0.

### OLD BUSINESS

1. **Albitz Garage** – John McMenamin from Protract Engineering, Inc. presented a preliminary/final plan for a proposed 3,055 sq. ft. addition and expanded parking lot to the existing Albitz Garage. The property is currently zoned LCD and is situated on 7.14 acres. Ed Wagner mentioned to commission members that Mr. Keith Place, Township's Zoning Officer was present to answer concerns that the Township Engineer raised in their review letter. Mr. Place stated to the commission that there are no zoning items that are required for relief and it is continuous of nonconforming use. Mr. Place submitted a memo dated March 26, 2006 summarizing his findings regarding zoning. All commission members were satisfied with Mr. Place's remarks and thanked him for clarifying the important points. Rich Wood asked John to plant additional landscaping to buffer the property from the adjacent neighbors. John agreed to work with township staff to have a landscaping plan that satisfies the neighbors. Ron Dinnocenti made the motion and seconded by Nick Hiriak to grant the waivers listed in the letter dated March 27, 2006 from Protract Engineering. Frank Cebular made the motion and seconded by Ron Dinnocenti to grant preliminary/final plan approval subject to Burisch and EDM review letters, moving the detention basin out of the steep slope area and the addition of one handicap parking space.

### NEW BUSINESS

1. **2111 E. High Street** – John McMenamin from Protract Engineering, Inc. presented a preliminary plan to convert the existing dwelling within the village district into office space, as well as create a rear parking lot containing 21 spaces. The property is situated on a corner lot at the intersection of East High Street and Willow Road, with the building fronting East High Street. In addition to this proposal, Mr. Zuber would like to incorporate a 1,500 sq. ft. addition to the building as phase II of the project. Commission members had some concerns regarding the addition because it lacks engineer details. John stated he just wanted to show this on the plan and agreed to add engineer details if Mr. Zuber agrees to place phase II with this land development applicant. Ron Dinnocenti asked Mr. Zuber to consider incorporating the two properties into one in order to maximize the number of parking spaces on the given the said properties. John thanked commission members for their comments and agreed to address the concerns that there addressed tonight in a revised submittal.
2. **2050 Yerger Road** – John McMenamin from Protract Engineering, Inc. presented a minor land development to subdivide 5.75-acre parcel into two lots. The current zoning for the property is R-1 residential which requires each lot to be two acres in size. The original property, Lot 2, consists of 3.46 acres and would contain the existing dwelling. The new parcel, Lot 1, would be 2 acres in size and take direct access from Linda Lane. Tom Yuhas, Township Engineer had some concerns if indeed Lot 1 had the legal right-a-way to

take access from Linda Lane. Mr. McMenamin stated that the property does abut the Linda Lane and has the required access. He agreed to clean-up the plan for next submittal. Ron Dinnocenti suggested that a 20' wide sewer easement be placed on the plan in order to possible future sewer connection to Lot 2. The applicant agreed to this but the easement must be reviewed and approved by the township sewer authority. With no other comments the applicants thanked commission members.

The next meeting will be held on Monday, April 24, 2006.

Submitted by: \_\_\_\_\_  
Ed Wagner Assistant Manager