

LOWER POTTS GROVE PLANNING COMMISSION MAY 22, 2006

The Lower Pottsgrove Planning Commission held their regularly scheduled meeting on Monday, May 22, 2006. The meeting was called to order at 6:30pm and the following were in attendance:

Jeff Dailey, Chairperson
Frank Cebular
Rich Wood
Ron Dinnocenti

Rodney Hawthorne, Township Manager
Tom Yuhas, Township Engineer
Matt Edmond, Montgomery County Planning Commission

Frank Cebular motioned the approval of the minutes for the April 24, 2006 meeting and Ron Dinnocenti seconded the motion. The vote was 4 – 0.

OLD BUSINESS

Buchert Ridge Community Phase II - No action is necessary tonight.

Fennelly 2-Lot Subdivision - John McMenamin asked the commission for the approval of the 2-Lot subdivision with all waivers listed in his letter dated May 1, 2006. Rod Hawthorne noted that the Montgomery County Planning Commission and Bursich Associates agree on approving the plan as submitted with the waivers requested. Frank Cebular motioned to approve, seconded by Ron Dinnocenti. The vote was 4 – 0.

NEW BUSINESS

Lower Pottsgrove Township Zoning Re-write - Matt Edmond reviewed and handed out the Section 105 re-write which is the Community Development Objectives for the LPT Zoning Ordinance. He then asked the Planning Commission to review and make comments to himself or Rod. At next months meeting we will approve or amend. Jeff asked the members to review this.

INFORMATION

Gresh Subdivision – Howard Kalis under information addressed the commission he would like to subdivide the beer distributor from the rest of the property. Howard asked that the current zoning is SC and he want to rezone to CO. The rezoning will include all properties that are SC from School Lane up to D & S Kitchens building.

Zuber – John McMenamin updated the Planning Commission on the Zuber Land Development redesign of the rear parking lot. Jeff Dailey noted for the record he has a professional conflict with this plan and will defer to Frank Cebular. The Planning Commission will want a parking easement and agreement for shared parking. This agreement will stay in place if either lot sells separately. Applicant will curb Willow Street and seek relief from the sidewalk requirement. Storm water along Willow will drain into Heritage storm water basin. The Planning Commission wants Willow opened up for additional road parking.

The next meeting will be held on Monday, June 26, 2006.

Submitted by: _____
Rodney P. Hawthorne, Manager