

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION MEETING JULY 24, 2006**

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, July 24, 2006. The meeting was called to order by Chairman, Geoff Dailey at 6:30pm and the following were in attendance:

Geoffrey Dailey, Chairman
Frank Cebular
Nicholas Hiriak
Rich Wood

Rodney P. Hawthorne, Township Manager
Matthew Edmond, MCPC

Nicholas Hiriak motioned for the approval of the minutes for the June 26, 2006 meeting. Frank Cebular seconded the motion. The vote was 4 – 0.

OLD BUSINESS

Buchert Ridge Community Phase II – Rod Hawthorne reported he will do a follow up meeting with Walnut Ridge and Wil Hallman to install a sidewalk on the Walnut Ridge side of Buchert Road. Walnut Ridge Homeowner’s Association had concerns about liability and maintenance of that sidewalk. No action was taken tonight.

Lower Pottsgrove Township Zoning Rewrite – Matt Edmond, MCPC reported he did a presentation to the Board of Commissioners on July 10, 2006 in which he explained Chapter 1 of the Zoning Rewrite. All commissioners were in agreement with the chapter and will give their approval for that chapter this Thursday, July 27, 2006. Solicitor Kurt Holloway will have the appropriate form showing that the Board of Commissioners has accepted the rewrite for the first chapter.

New Sign Questionnaire - Matt Edmond, MCPC asked for all the Planning Commission members to hand in their New Sign Ordinance questionnaire. He will also receive from the Board of Commissioners their questionnaires on Thursday and compile all information in the surveys and report back to both boards.

Zuber Land Development – Rod Hawthorne reviewed with the Planning Commission all conditions Mr. Zuber had agreed to in our meeting with him, his engineer and Township staff. The meeting was held July 5, 2006. Discussed and agreed upon were the following conditions the applicant will do for conditional approval of the plan.

- Road widening to a minimum of 32’ or 36’ with the support of township to discuss a parking contract with Dr. Rose’s office
- Overlay of the detention basin with a plan showing a parking lot
- Storm water hookup from the site to Willow St. that would run into the Heritage basin in the development to the North of the Zuber Land development.
- The new addition to the existing real estate office
- The selection of rear parking lot lights and the front High street lights (two for each building)
- All waivers discussed at the Planning Commission meeting

Mr. Dailey noted for the record that he has a business conflict and could not take any action or involvement with the plan. The motion to approve the plan contingent on all the conditions staff, engineering and Montgomery County Planning Commission discussed was made by Nick Hiriak. The motion was seconded by Rich Wood. The vote was 3 – 0.

John McMenamin/3 lot subdivision – No action was taken tonight.

NEW BUSINESS

McNear Subdivision 2006 – Mr. Hawthorne reviewed the new plan just received for a ten lot subdivision. He noted the plan is locate din two townships, Lower Pottsgrove and Limerick. Matt Edmond, MCPC noted the Limerick site is zoned industrial. All township staff will review and have written comments by the next meeting.

COMMENTS FROM VISITORS

Tony Doyle of 1745 Kepler Road suggested the Planning Commission members should walk all sites. He also made note that some surrounding townships have asphalt sidewalks and would the Planning Commission members consider that as an alternative.

The next Planning Commission meeting will be August 28, 2006 at 6:30pm.

Respectfully submitted:

Rodney P. Hawthorne, Township Manager