

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION MEETING AUGUST 28, 2006**

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, August 28, 2006. The meeting was called to order by Chairman, Geoffrey Dailey at 6:30PM and the following were in attendance:

Geoffrey Dailey, Chairman
Frank Cebular
Ron Dinnocenti
Nicholas Hiriak
Rich Wood

Rodney P. Hawthorne, Township Manager
Thomas Yuhas, Township Engineer
Matthew Edmond, MCPC

Nicholas Hiriak motioned for the approval of the minutes for the July 24, 2006 meeting. Frank Cebular seconded the motion. The vote was 5 – 0.

OLD BUSINESS

Buchert Ridge Community Phase I and Phase II – John McMenamin addressed Buchert Ridge Phase I and Phase II. The bus station will be moved to the west several of the homes were bought by the applicant. John submitted a revised letter of waivers dated August 25, 2006. One of the new waivers was for storm water infiltration and how the applicant can get storm water into the ground. The pipe size will have to be reduced. Both new waivers with reference to the storm water are listed as one(1) and two(2) Section 511.5C and 511.8E. Tom Yuhas, Township Engineer can support the waivers.

Phase I would be relocation of the road and two units waivers are for Phase I.

Motion to approve letter of waivers dated August 25, 2006 was made by Frank Cebular. The motion was seconded by Nick Hiriak. The vote was 5 – 0. The waivers were approved.

Motion to approve Minor Land Development Plan last revised August 16, 2006 revision 8 was made by Nick Hiriak. The motion was seconded by Frank Cebular. The vote was 5 – 0. The plan was approved.

Lower Pottsgrove Township Zoning Rewrite – Matt Edmond, MCPC gave a brief summary of the zoning rewrite. Staff is reviewing the new sign ordinance, the CO Zoned district, definitions and the community objectives. Matt revised each category listed above.

McNear 2006 – subdivision - No discussion was had because the applicant did not attend the meeting.

Manfredi – 2 lot subdivision – No discussion was had because the applicant did not attend the meeting.

McMenamin – 3 lot subdivision – John McMenamin gave a brief update on his 3 lot subdivision. John was hoping for sewers to be brought to the site. Matt Edmond asked if there are any changes since the first submittal. John could go from 3 lots to 2 depending on whether public sewer comes to the site.

Sunnybrook Village C-7 – Bob Irick and Jim DeNave reviewed Section C-7 for Sunnybrook Village. They would like to amend their plan from three(3) buildings to one(1) large building. Tom Yuhas raised questions about buffers or fencing. The applicants had agreed to a high density buffer. Tom Troutman brought up he would like two feet behind the curb. Tom Troutman mentioned the county usually asks for

four(4) feet behind the curb. Bob Irick agreed to install the sidewalk two(2) feet behind the curb on Sunnybrook Road. A waiver will be needed for the cluster of trees along the road.

INFORMATION

Gresh Subdivision – Steven Kalis and John McMenamin presented the plan to the commission as information only. A three(3) acre site located in the SC-Zoned section. A subdivision will be needed creating two(2) separate parcels and those parcels will need to be re-zoned to CO-Zoned District. This will require Regional Planning review. Ron Dinnocenti had sewer questions on who would maintain the in-ground system.

CVS Double Drive Thru – Terry Saylor represented CVS Drug Store. They are requesting to do a minor land development. The additional drive thru would help the customer service at CVS. The improvement would not impact side yard, impervious coverage etc. They would have to knock down some trees, but would replace what is removed. They are investigating the turning radius so traffic can easily get through.

The next Planning Commission meeting will be September 25, 2006.

Respectfully submitted:

Rodney P. Hawthorne, Township Manager