

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

Meeting Minutes for September 25, 2006

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, September 25, 2006. The meeting was called to order by Vice Chair, Frank Cebular, at 6:30 p.m. and the following were in attendance:

Frank Cebular, Vice Chair
Ron Dinnocenti
Nicholas Hiriak
Rich Wood

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

A motion was made by Mr. Dinnocenti, seconded by Hiriak, and carried unanimously to approve the minutes of the August 28, 2006 meeting.

OLD BUSINESS

Manfredi Subdivision, *Sketch Subdivision Plan*: Proposal for a two-lot subdivision on 6.98 acres at 1507 North Adams Street in an R-1 Residential District. [Plan prepared by Robert H. McKinney, Jr. Associates, Inc. dated 07-24-2006].

Mr. Robert McKinney, Mr. Bill Mauer and Mr. Peter Manfredi, the property owner, represented this application. The proposed subdivision is located on a wooded lot with 50-foot frontage on North Adams Street and 12 feet of frontage on Kauffman Road. It would have access to public sewer on either North Adams Street or Kauffman Road and would utilize well water. Lot 1, the lot closest to Kauffman Road, would consist of 3.74 acres and Lot 2, with the existing dwelling and access on North Adams Street, would consist of 2.42 acres.

The major hurdle of this subdivision is access. Mr. Manfredi stated that his neighbors made it prohibitive for him to purchase an easement for access by Lot 1 on Kauffman Road, which requires him to have both properties gain access via the 50 foot right-of-way on North Adams Street. The Township's Zoning Ordinance, §407: Access to Public Street, requires all properties to have ultimate right-of-way to a public street. Under this scenario, both lots would be required to share the right-of-way. Mr. Hawthorne said the Township would not consider dedicating the proposed drive as a public street and, therefore, the applicant would require a zoning hearing to request a variance from this requirement.

Mr. Dinnocenti asked whether Mr. Babel, the Fire Marshal, had reviewed the plan and commented on emergency vehicle access to Lot 1. Mr. Hawthorne replied that Mr. Babel had not yet provided a review for the application.

Action: The Planning Commission recommended that Township staff present this application to the Board of Commissioners to see if they would support a variance for this application. Mr. Babel would also be consulted for his opinion on emergency vehicle access to the site.

Sunnybrook Village C-7, *Preliminary/Final Land Development Plan*: Proposal to build a 15,000 sq. ft. office building on 2.96 acres on Sunnybrook Road in a PMD Planned Mixed-Use Development District. [Plan prepared by Irick, Eberhardt & Mientus, Inc. dated 06-20-2006].

Mr. Jim DeNave, Mark Shagena, and Mike Letinsky of Heritage Building Group represented this application. This application is a revision to the Sunnybrook Village master plan which was approved in 2001. This revision requires the consolidation of the three buildings originally planned into one building. Mr. DeNave said he met with the Township Engineer before this Planning Commission meeting to address some of the concerns raised by its members at the August 28, 2006 meeting.

The arrangement of street trees was of concern in the previous meeting. Mr. DeNave said he will seek a waiver to maintain the cluster arrangement, rather than the linear arrangement prescribed in the ordinance, subject to approval by the Fire Marshal.

Mr. Yuhas said he reviewed the stormwater plan and feels that it will be adequate. The plan calls for mechanical filtration devices, rather than stormwater basins, to handle stormwater for the site. The larger basins upstream will handle larger volumes of stormwater.

Mr. Edmond said the sidewalk connection was made between Sunnybrook Road and the Sunnybrook path system. He asked that the applicant consider striping the entrance to the lot with a crosswalk to warn vehicles.

Mr. Dinnocenti inquired whether there was enough room for delivery vehicles on the site. The applicant said the center island was widened as a result of reorganizing the parking lot and delivery vehicles should not have trouble maneuvering in the parking lot.

Action: A motion was made by Mr. Dinnocenti, seconded by Mr. Wood, and unanimously approved to recommend that the Board of Commissioners approve the above referenced plan with the following conditions:

- The applicant provides a storm drainage easement at the terminus of Willow Road north of High Street through the Sunnybrook drainage system to the detention basin, with language granting permission for stormwater to pass through the easement when draining from the upstream watershed. The language and supporting exhibits must be submitted to the Township's Engineer and Solicitor for approval and recordation.
- The applicant submits a separate letter requesting a waiver to plant street trees in a cluster arrangement instead of a linear arrangement, pending review and approval by the Township Fire Marshal.
- The applicant provides a pedestrian crosswalk with line painting across the main driveway entrance where the concrete sidewalk extends towards the bituminous trail.

John J. & Megan A. McMenamain, *Preliminary Subdivision Plan*: Proposal for a three-lot subdivision on 8.1 acres at 2039 North Pleasant View Road in an R-1 Residential District. [Plan prepared by ProTract Engineering, Inc. dated 06-12-2006].

The applicant, Mr. McMenamain, was in attendance but chose not to present this application because he was still working through some sewer issues.

Action: No action was taken at this meeting.

NEW BUSINESS

Gresh Subdivision, *Preliminary/Final Subdivision Plan*: Proposal to consolidate five parcels consisting of 3.89 acres into one, and then subdivide the parcel into two lots of 0.74 acres and 3.15 acres, corresponding to the

two existing buildings on the site at 1494 North Charlotte Street in an SC Shopping Center District. This proposal is contingent upon a zoning amendment to a CO Commercial Office District. [Plan prepared by ProTract Engineering, Inc. dated 12-28-2005 and last revised 08-18-2006].

Mr. Stephen Kalis and Mr. John McMenamin represented this application. Mr. Kalis began by clarifying the process by which this plan would receive a zoning map amendment and whether or not he could represent this application at the Regional Planning Commission meeting on September 27, 2006. Mr. Edmond explained that Mr. Tolson DeSa would represent the application, along with two representatives from Lower Pottsgrove Township. Since the zoning map amendment would include all the SC Shopping Center District parcels along North Charlotte Street and he is not familiar with how non-municipal applicants are treated at the Regional Planning Commission meetings, Mr. Edmond said he would follow up with Mr. Kalis when he learned the answer.

Mr. Yuhas asked the applicant whether he intended to comply with the comments in the Engineer's review letter pertaining to its request to set aside a right-of-way for potential intersection improvements at Kauffman Road and North Charlotte Street; providing an accident history for the intersection; and connecting the property to sewer?

Mr. Kalis argued that since this proposal does not involve land development, he did not think the property needed to perform costly upgrades to bring the property into compliance. He strongly supported the idea of connecting the property to public sewer, but found that there are no sewer lines close to the property, it would not be cost-effective to bring them to the property, and the existing businesses posed minimal impact. Although the Township's Sewer Engineer had not yet provided a review letter, Mr. Kalis said he discussed the feasibility of connecting the property to the sewer system with the Sewer Engineer, who told him that "community systems" such as the one currently in existence on the property were used in the past, can comfortably support up to five homes, and can work as long as the agreements between the businesses were recorded on the subdivision plan. Therefore, he determined that no planning module would be required.

Mr. Hiriak said he supported the Township's request to acquire a right-of-way to re-align the intersection at North Charlotte and Kauffman Roads, but did not understand why the Township was pushing for the applicant to connect to the sewer system since it was a minor subdivision proposal. He felt that the applicant would need to bring it to compliance if, in the future, he wanted to do a land development project.

Mr. Edmond and Mr. Hawthorne explained that the application would probably need more than the 90 days allotted to subdivision projects because it had many complex issues and could not be approved until it received a ruling from the Board of Commissioners on the zoning map amendment. At the request of Mr. Hawthorne, the applicant signed a 90-Day Waiver Form extending the timeline for subdivision review until January 16, 2007.

Action: No action was taken at this meeting. The Planning Commission requested that the applicant meet with Township staff to clarify the location of sewer easements and determine the best way to handle the sewer issues and access management issues.

CVS Pharmacy, *Minor Land Development Plan:* Proposal to add a second drive-thru lane by widening an existing driveway by six to eight feet in an R-4 Residential District with a Sanatoga Village District Overlay. [Plan prepared by Perspectus Architecture dated 07-11-2006].

Mr. Terry Saylor represented this application. He addressed Planning Commission member concerns about landscaping and signage on the merge lanes from the August meeting.

In addressing the landscaping, Mr. Saylor said the applicant would replace any plantings that are damaged during or die after grading. He also added to the plan additional landscaping to replace that which died after the initial planting. Mr. Wood requested that the applicant keep the plantings as native as possible.

Mr. Yuhas asked that whether the applicant had any overhead signs on the building? The applicant answered in the affirmative. Mr. Edmond requested more pavement markings to clearly delineate that the lanes would merge. Mr. Saylor said he would work with Mr. Yuhas and Mr. Edmond to ensure that the traffic patterns are clearly marked with appropriate signage and pavement markings.

Action: A motion was made by Dinnocenti, seconded by Hiriak, and unanimously approved to recommend that the Board of Commissioners approve the above referenced plan with the following conditions:

- The applicant provides one additional sign reading “Through Traffic Keep Right” to make a total of two.
- The applicant submits line painting diagrams with more detailed information for review by Township staff and consultants.
- The landscape plan considers more native species. The Planning Commission members recommended against Euonymous shrubbery.

OTHER BUSINESS

Mr. Edmond updated the members of the Planning Commission on the Zoning Ordinance rewriting process. He said he is working on tweaking the CO Commercial Office language to address concerns by Township staff and Planning Commission members. He has started researching sign ordinances from around the County and is working to create an ordinance that addresses concerns about temporary curb signs; size, materials and illumination of signs, particularly in the neighborhood commercial districts and on High Street; and creating a comprehensive, yet easy to use ordinance. Mr. Cebular said he would greatly appreciate a sign ordinance matrix.

Ms. Elliott told members of the Planning Commission that the McNear 10-lot subdivision was taken off tonight’s agenda because the applicant wanted to take some time to address comments from the Township Engineer before proceeding with the application. They have a meeting September 26, 2006 with the engineers and hope to be on next month’s agenda. The applicant will also present their project to Limerick Township after the Engineer’s comments have been addressed. Almost three acres of the parcel are located in Limerick Township and because it is zoned Industrial, the applicant will leave that portion of the project as open space.

Mr. Dinnocenti, as a final comment, wondered if Mr. Gresh had considered condo-ing out the buildings, instead of subdividing them.

The meeting was adjourned at 7:30 p.m. by a motion made by Dinnocenti, seconded by Wood, and unanimously approved.

The next meeting of the Planning Commission is scheduled for October 23, 2006 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager