

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

Meeting Minutes for October 23, 2006

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, October 23, 2006. The meeting was called to order by Chair, Geoffrey Dailey, at 6:33 p.m. and the following were in attendance:

Geoffrey Dailey, Chair
Frank Cebular, Vice Chair
Ron Dinnocenti
Nicholas Hiriak
Rich Wood

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

A motion was made by Mr. Dinnocenti, seconded by Hiriak, and carried unanimously to approve the minutes of the September 25, 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. Bill Mauer, of Robert H. McKinney Jr. Associates, Inc., represented this application. At the September meeting of this Commission, members asked Township staff to present this application to the Board of Commissioners to see if they would support a variance and consult Mr. Babel for his opinion on emergency vehicle access to the site.

Since the September meeting, the applicant has received positive information to support his application moving to a zoning hearing to seek relief from sections 404, 406 and 306.B of the Township Zoning Ordinance. As such, Mr. Mauer formally withdrew the application to stop the review clock.

Action: The Planning Commission accepted the applicants request for withdrawal and will await the results of the zoning hearing.

NEW BUSINESS

(#06-14) 1934 Bleim Road – Spring Valley, *Minor Subdivision Plan*: Proposal for a two-lot subdivision of 146.55 acres at 1934 Bleim Road in an R-1 Residential District. This plan proposes to subdivide the original farm buildings on a 2.75-acre parcel from the remaining 143.80 acres, which will be developed according to the Spring Valley/Montoro Subdivision Plan approved by the Board of Commissioners May 2, 2005. [Plan prepared by Bohler Engineering, Inc. dated 10-02-2006].

Mr. Yuhas clarified this subdivision application represents no changes to the approved 178-home cluster development application, Spring Valley/Montoro Subdivision, approved by the Board of Commissioners on May 2, 2005. It seeks to separate a 2.75-acre parcel consisting of the original homestead from the new development.

Ms. Bernadette Kearney of Hamburg, Rubin, Mullin, Maxwell, & Lupin, represented this application. Prior to the meeting, Mr. Yuhas distributed copies of his review letter to Ms. Kearney and the members of the

Planning Commission. Ms. Kearney replied that she agreed with most of the comments brought forth in the review letter and will set up a meeting with Township staff to address them.

Mr. Dinnocenti asked what type of water and sewer are currently on site. Ms. Kearney replied that the site has on-lot septic and well water, but she expects that the Township Solicitor may require the property to connect to public sewer and water when they become available. Mr. Yuhus said that the new development will be supplied by Pottstown Water and will have a public sewer connection. Mr. Dinnocenti said it would be his preference for the property to connect to public sewer once it becomes available.

Action: The Planning Commission took no action on this application so it could wait to receive review letters from Montgomery County and Township Authority Engineer.

OTHER BUSINESS

North Charlotte Street Rezoning

Ms. Elliott reported that the Montgomery County Planning Commission and Regional Planning Commission both viewed the proposal to rezone a portion of North Charlotte Street from SC Shopping Center to CO Commercial Office District favorably. However, the Township's Solicitor advised the Township not proceed with the rezoning until he has affirmation that the Gresh Subdivision application moves in a positive direction.

Review Procedures Discussion

Ms. Elliott presented a memorandum to the members of the Planning Commission about revising the plan review procedures to have two distinct plan review stages: Preliminary and Final, each with their own 90-day review time clock, as required by the Municipalities Planning Code. Currently, the Preliminary and Final reviews all occur under the same 90-day clock, which for the larger projects has proven difficult to meet. The Township has either resorted to requesting extensions or approving applications with long lists of conditions that require a great deal of time after approvals are granted to clear up issues before plans can be recorded. Under this new format, the Planning Commission and Board of Commissioners would receive final plans that are fairly clear of issues.

Mr. Cebular asked if the fees listed in the memorandum were different that what is now charged. Ms. Elliott said they only changes, would be that the applicant may pay a small fee for a Sketch Plan review to cover administrative and review costs, but it would be small enough to encourage applicants to utilize this review. The applicant might also pay a small fee, approximately \$250 with the final application and be asked to replenish escrow fees as necessary.

Mr. Cebular also asked if applicants or applicant representatives would be notified of the changes. Ms. Elliott said they would be notified, in addition to being provided with a new application package that would include procedures for plan review. This package is not yet ready.

Members of the Planning Commission all agreed that this would be a positive change. Mr. Hiriak agreed and said it would provide good leverage during the application process.

Joint Lower Pottsgrove and Limerick Township 422 Sanatoga Exit Area Master Plan

Ms. Elliott presented members of the Planning Commission with a second memorandum regarding a joint project with Limerick to develop a master plan that would help guide the development of the Sanatoga interchange of 422, given the recent interest posed by developers since the Philadelphia Outlet project and Casinos expressed interest in the interchange. Representatives from Limerick and Lower Pottsgrove Township will work to develop an RFP and grant application through the PA Department of Community and Economic Development's LUPTAP program. Members of the Planning Commission viewed this project favorably.

Special Exceptions for Water on High Street

Mr. Dinnocenti questioned the procedure for granting special exceptions for public water on High Street. He thought it should be a Planning Commission issue before a Zoning Hearing Board issue and said he thinks public facilities should connect to public water, despite cost constraints. Ms. Elliott said she would look into this issue.

APPLICATIONS ON THE HORIZON (*No Official Application or Currently Tabled*)

(#06-05) Buchert Ridge Community II, Preliminary Land Development Plan: Proposal for a mixed-use, age-restricted development consisting of 80 dwelling units, including garden apartments, singles, twins, and triplexes; community center; offices; and accessory buildings on 13.3 acres at 2011 Buchert Road in an R-2 Residential District. [Plan prepared by ProTract Engineering, Inc. dated 03-31-2006].

Ms. Elliott reported that Township staff will be meeting with Buchert Ridge representatives to discuss this application and work through administrative details. The application was not represented at this meeting, but it is expected that this application will be on the November agenda.

(#06-07) 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.

(#06-08) McNear Property, Preliminary Subdivision Plan: Proposal to consolidate two lots of 9.795 and 0.793 acres and create a 10-lot subdivision on a total of 7.8 acres on Rupert Road in an R-3 Residential District. The total parcel is 10.588 acres, with 2.8 acres located in Limerick Township. [Plan prepared by Schlouch, Inc. dated 02-07-2006].

This application was not represented at this meeting, but it is expected to be on the November agenda once the applicant has addressed concerns from the Township Engineer's review letter.

(#06-12) 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].

Township staff is working with the application to address concerns discussed at the September meeting. A representative of the applicant was not present at this meeting.

(#06-15) Tanger Woods Development LLC, Minor Land Development Plan: Proposal to develop a 6,1741 sq. ft. drive and parking area, 399 sq. ft. of sidewalks and stormwater system on .448 acres in an R-4 Residential District with a VC Sanatoga Village District Overlay. [Plan prepared by ProTract Engineering, Inc., dated 10-06-2006 and consisting of 7 sheets].

Mr. John McMenamain of ProTract Engineering, Inc. represented the application which will be on the November agenda. He said it will be new location of his offices and involves the addition of parking and stormwater facilities on site.

Loop Road Subdivision, Preliminary Subdivision Plan: Proposal for an 18-lot subdivision on 4.05 acres at 458 Loop Road in an NR Neighborhood Residential District. A majority of this project is located in the Borough

of Pottstown. Portions of seven lots are located in Lower Pottsgrove Township in the LCO Limited Commercial Office District, with a Sanatoga Village Overlay. [Plan prepared by ProTract Engineering, Inc. dated 06-01-2006].

Ms. Elliott reported that she received a copy of plans for this project from Pottstown Borough, but no formal submission from the applicant. She spoke with Mike Gambone, a representative of the application, prior to this meeting who reported that the plan will be revised and will be transferred to another party. Once revisions are made to the plan, the Township will receive an application.

There being no other business, the meeting was adjourned at 6:58 p.m. by a motion made by Mr. Hiriak, seconded by Mr. Wood, and unanimously approved.

The next meeting of the Planning Commission is scheduled for November 27, 2006 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager