

**LOWER POTTS GROVE TOWNSHIP  
PLANNING COMMISSION**

*Meeting Minutes for November 27, 2006*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, November 27, 2006. The meeting was called to order by Chair, Geoffrey Dailey, at 6:29 p.m. and the following were in attendance:

Geoffrey Dailey, Chair  
Frank Cebular, Vice Chair  
Ron Dinnocenti

Rodney P. Hawthorne, Township Manager  
Alyson Elliott, Assistant Manager  
Thomas Yuhus, Township Engineer  
Matthew Edmond, MCPC  
Lewis Babel, Fire Marshal

A motion was made by Mr. Cebular, seconded by Mr. Dinnocenti, and carried unanimously to approve the minutes of the October 23, 2006 meeting.

**OLD BUSINESS**

**(#06-14) 1934 Bleim Road – Spring Valley Phase I, *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, Phase II, approved by the Board of Commissioners May 2, 2005. [Plan prepared by Bohler Engineering, Inc. dated April 30, 2004, last revised November 13, 2006, and consisting of 4 sheets].

A representative of the applicant was not in attendance during discussion the project. Ms. Elliott summarized the progress of the application since the last Planning Commission meeting. Township staff met with the applicant, Brennan Marion, and his representatives: Ed Mullen and Rolph Graf on November 9, 2006, to discuss changes to the application that were discussed in the Bursich review letter. At this meeting, the applicant asked Staff to consider the 2-acre subdivision Phase I and the remainder of the project, Phase II, to correct some of the issues pertaining to setbacks and other ordinance requirements. Staff generally agreed that this was a good tactic.

Additionally, Staff revisited the Motion of Approval from the original application and edited it to address situational changes since it was approved in 2005, including updating costs and deadlines, updating sanitary sewer information, accommodating phasing, and generally tightening language. Both Staff and the Applicant are working to come to a consensus on language by the end of the year.

Ms. Elliott added that an additional condition for approval provides that the existing farm complex would be connected to public water and sewer when it becomes available to the new development.

**Action:** A motion was made by Mr. Dinnocenti, seconded by Mr. Cebular, and unanimously approved to recommend approval to the Board of Commissioners with the following conditions:

- Phase I is connected to public water and sewer when it is made available to the new development in Phase II.
- The Applicant and Township Staff come to an agreement on the revised Motion of Approval language before the Board of Commissioners approve the application.

## NEW BUSINESS

**(#06-15) Tanager 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].

The applicant John McMenamin represented this application. Mr. McMenamin said he will not change the building itself, but is only making site improvements to enable it to serve as an office for his practice. He is working with architect Don Wirt on interior design. Review letters and a meeting with Township staff have yielded several issues that will need to be clarified before Mr. McMenamin can receive approval.

### ***Access***

Mr. McMenamin said he realizes that shared parking is recommended as part of the Sanatoga Village District. He said he would prefer to share a drive with the residential lot next to him on First Avenue, but that is not an option at this time. His other option is with Dr. Rinaldi and Janney Montgomery Scott, whose buildings are on the corner of First Avenue and High Street, but he would prefer to not have access on High Street, when his building is located on First Avenue, citing that it could cause confusion. Mr. Dailey suggested using the First Avenue drive as a one-way “in” and have the “out” go through the Janney Montgomery Scott parking lot onto High Street, then it would eliminate address confusion. Mr. Yuhas said this will allow him to have a more narrow drive to reduce impervious surfaces on the site.

Mr. Cebular asked if the plan presented had enough parking. Mr. McMenamin said that there is more than enough parking on site. Mr. Dinnocenti said that Janney Montgomery Scott does not have enough parking and since this is the case, sharing parking could, depending on the agreement worked out, be mutually beneficial or cause an overload in Mr. McMenamin’s lot. He asked about parking in the front of the lot. Mr. Edmond cited that the Village District prohibited parking in front lots. Mr. Hawthorne suggested contacting the Goddard School to see if they have extra parking spaces they would consider sharing.

### ***Sidewalks***

The applicant’s proposed sidewalk starts at Dr. Rinaldi’s driveway and ends at the driveway of 20 First Avenue. Mr. Edmond suggested that the sidewalk should continue across the front of the applicant’s property to be consistent with the Village concept of pedestrian accessibility. Mr. Dinnocenti asked why there was a need for sidewalks because he does not see where people are coming from on High Street. Mr. Dailey replied that the Township’s intent is to promote sidewalks in the Village District and this project should also have them. Mr. McMenamin asked if he might be able to defer installation of curbs and sidewalks until the Township decides to install them throughout the area. Mr. Edmond said that sidewalks and walkable communities are strongly supported by the County and they are a long-term strategy the Township must address at some point. Mr. Dinnocenti questioned why Mr. McMenamin would be required to place sidewalk on Dr. Rinaldi’s property (between the two driveways) and not Dr. Rinaldi when she went through the land development process.

### ***Stormwater***

Mr. Yuhas discussed how stormwater has become a problem in the area south of High Street because stormwater has not been adequately addressed along High Street. Even though new development is required to design projects so they do not let more stormwater off than prior to the development, it is exacerbating the stormwater problem. The Township has had several complaints from residents along First Avenue who are experiencing damage from excess stormwater. While Mr. McMenamin’s development is not large enough to request from him help to fix the problem, his project will need to be scrutinized to ensure that it does not make the problem worse than it already is. Mr. Yuhas said he will be advising the Board of Commissioners about this issue and the Township will be looking to work with PennDOT through the Agility program to find a remedy.

Mr. Dailey asked what the proposed parking would do to the stormwater problem. Mr. McMenamin replied that he can meet Pennsylvania's requirements, but the Township's requirements are more stringent and he is having trouble meeting them. Mr. Hawthorne asked if he could lose two parking spaces. Mr. McMenamin said he does not really need those extra spaces, but he may need them when negotiating with Dr. Rinaldi for access.

Mr. Yuhas expressed concern about the proposed stormwater system and thinks the trees may die because it would be installed well within their drip line. Mr. McMenamin said he will take the chance and will replace the trees if they die. Mr. Dinnocenti asked where the underground piping system was going. Mr. McMenamin stated that the water has nowhere to go, but would consider grass pavers to reduce the impervious surface.

Mr. Tom Troutman asked if the applicant could use porous pavement to help with the situation. Mr. Yuhas replied that it has not been too successful because it gets clogged with silt, must be treated specially during installation, and is expensive. Ms. Elliott added that porous pavement requires a significant amount of maintenance to remain its porous qualities; if it is not properly maintained, it will then be in effect, impervious surface. Mr. Troutman said this is the kind of development he would like to see in the Village District, rather than knocking down two or three houses and turning them into "Modern Monstrosities." He said he walks down High Street two or three times a week and supports contiguous sidewalks. He said he is also concerned about the water issue in the First Avenue/Maple Glen neighborhood.

**Action:** The Planning Commission took no action on this application, but asked the applicant to contact Dr. Rinaldi about sharing parking and give the stormwater issue more consideration.

## **OTHER BUSINESS**

### ***Dave Speck – 1800 East High Street***

Mr. McMenamin introduced a project that will come before the Planning Commission as a sketch plan in the next few months. The owner of his current office location will add two more buildings to the site, approximately 12,000 and 9,000 square feet. He said this site is close to the floodplain of Sprogels Run and will have drainage concerns.

### ***2007 Meeting Dates***

A motion was made by Mr. Cebular, seconded by Mr. Dinnocenti, and unanimously approved to move the Planning Commission meeting dates from the fourth Monday of the month to the third Monday of the month to allow an additional week between the Planning Commission and Board of Commissioners' meetings to prepare applications for presentation to the Board of Commissioners. A list of meeting dates was provided to members of the Planning Commission.

### ***Zoning Ordinance Rewrite***

Mr. Edmond said he completed a draft of the body of the sign section of the Zoning Ordinance, which he said is a significant portion of the ordinance, minus the "guts." He is about halfway through writing the body of the ordinance. Staff will be meeting in December to review the progress.

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

Ms. Elliott reported that representatives from Limerick and Lower Pottsgrove met with a representative of the PA Department of Community and Economic Development to discuss the grant application for the Sanatoga Interchange master planning project. It is viewed favorably by DCED and the townships will begin working on an RFP to hire a consultant and a LUPTAP grant to help pay for the study. Mr. Dailey was asked to serve on a steering committee as a representative of the Planning Commission along with a representative from the Board of Commissioners. Mr. Cebular asked if transportation would be part of the study. Mr.

Edmond said the Delaware Valley Regional Planning Commission will be studying the 422 corridor, including the Sanatoga Interchange.

***Oxy Chem***

Copies of a survey developed by Mr. Edmond were distributed to Planning Commission members to complete. Mr. Edmond said he and the County are working on a study of Oxy Chem to analyze development potential at the site. The survey is being distributed as part of the study to Township Staff, Planning Commission members and the Board of Commissioners to gain input on how they would like the site to develop in the future.

***New Planning Procedures***

Ms. Elliott distributed draft Subdivision and Land Development applications, procedures, and fee schedules to members of the Planning Commission for their review. She said she plans to introduce the new fee schedule and applications beginning in 2007.

There being no other business, the meeting was adjourned at 7:34 p.m. by a motion made by Mr. Dinnocenti, seconded by Mr. Cebular, and unanimously approved.

The next meeting of the Planning Commission is scheduled for December 18, 2006 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager