

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

Meeting Minutes for April 23, 2007

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, April 23, 2007. The meeting was called to order by Chair, Geoffrey Dailey, at 6:30 p.m. and the following were in attendance:

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

Alyson Elliott, Assistant Manager
Susan Ebling, Township Engineer
Matthew Edmond, MCPC

A motion was made by Mr. Dinnocenti, seconded by Mr. Hiriak, and carried unanimously by a 5-0 vote to approve the minutes of the February 26, 2007.

Mr. Dailey announced that this would be Rich Wood's last meeting as a Planning Commission member. He will be stepping down to fill a vacancy on the Township's Park & Recreation Commission. He thanked Mr. Wood for his contributions as a member of the Planning Commission and wished him well on his move.

Mr. Dailey welcomed Michael McGroarty, who will fill Mr. Wood's position on the Planning Commission starting in May.

OLD BUSINESS

(#07-02) Chestmont Storage, LLC, Amended Site Plan: Proposal to amend the Chestmont Storage land development plan, approved by the Board of Commissioners July 21, 2005 (Resolution #612), to pave an additional 2,953 sq. ft. to enable access to approximately 10 garage doors along the front of the two-story building located at the rear of the site on four acres at 1500 Industrial Boulevard in an IN Industrial District. [Plans prepared by ProTract Engineering, Inc., dated 08-02-2004, last revised 01-24-2007, and consisting of nine pages].

Mr. Gregory Frederick represented this application and said he believed most of the issues of concern had been addressed at a staff level meeting. Ms. Elliott said she believed both the Township and the applicant had reached a level of agreement satisfactory to both parties on the issue of the trailer and sanitary sewer. Ms. Elliott said that the applicant had decided not to use a temporary trailer for its office functions and will be renovating the existing building to accommodate a temporary office. Additionally, the applicant agreed to pump out and certify that the existing on-lot sanitary sewer system is operational under current standards in order to delay connecting to public sewer. The applicant has agreed to connect to public sewer within three years of the time a Use & Occupancy is issued for the current office building.

The Township Engineer, Authority Engineer, Fire Marshal, and MCPC were satisfied with the status of the applicant's plans.

Action: A motion was made by Mr. Dinnocenti, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote, to recommend approval of this application to the Board of Commissioners.

NEW BUSINESS

(#07-04) Southview, Amended Site Plan: Proposal to amend the Southview Subdivision Plan, approved by the Board of Commissioners October 4, 2004 (Resolution #586), by adjusting the grade of the cul-de-sac area

to accommodate bedrock encountered during construction on Lee Road in an R-1 Residential District. [Plans prepared by Chambers Associates, Inc., dated 11-22-2006 and consisting of three pages].

A representative of Southview was not present at this meeting. Ms. Elliott explained as per the directive of the Board of Commissioners requiring changes in elevation greater than one foot must be reviewed by the Planning Commission and approved by the Board of Commissioners.

The Township Engineer, Authority Engineer, Fire Marshal, and MCPC were satisfied with the status of the applicant's plans.

Action: A motion was made by Mr. Hiriak, seconded by Mr. Cebular, and unanimously approved by a 5-0 vote, to recommend approval of this application to the Board of Commissioners.

OTHER BUSINESS

(#06-07) John J. & Megan A. McMenamain, 2039 North Pleasantview Road: Sewage Facilities Planning Module

A representative of this project was not present at this meeting. Ms. Elliott said the applicant is submitting a sewage facilities planning module for an on lot septic system to the Department of Environmental Protection (DEP). As part of this submission, the applicant needs approval by the Township's planning agency. She reported that the Township's authority engineer has reviewed the application and believes it appropriate for submission.

Action: A motion was made by Mr. Wood, seconded by Mr. Dinnocenti, and unanimously approved by a 5-0 vote, to approve submission of the applicants' sewage facilities planning module to DEP.

Zoning Ordinance Rewrite

Mr. Edmond reported that he believed the sign ordinance is nearing completion and expects to have a draft to the Planning Commission for review in May or June. He explained that he has been working with Township staff on this ordinance for almost six months and that sign ordinances typically take more time than other chapters of the zoning code because they have a great deal of detail.

Joint Lower Pottsgrove and Limerick Township 422-Sanatoga Interchange Gateway Study

Ms. Elliott reported the joint committee received and interviewed three prospective consulting groups for this study and will be recommending that the Board of Commissioners approve the hire of the Simone Collins team, which will include Urban Partners and Traffic Planning & Design. This project will help the townships plan for appropriate and beneficial development in this area by looking at infrastructure, zoning, public space, and aesthetics. It is expected to begin in May.

There being no other business, the meeting was adjourned at 6:50 p.m. by a motion made by Mr. Cebular, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote.

The next meeting of the Planning Commission is scheduled for May 21, 2007 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager