

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

Meeting Minutes for June 18, 2007

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, June 18, 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
Ron Dinnocenti
Michael McGroarty

Alyson Elliott, Assistant Manager
Thomas Yuhas, Township Engineer
Matthew Edmond, MCPC
Lew Babel, Township Fire Marshal

A motion was made by Mr. Cebular, seconded by Mr. Dinnocenti, and carried unanimously by a 4-0 vote to approve the minutes of the May 21, 2007.

OLD BUSINESS

(#06-17) Buchert Ridge Community I, *Amended Site Plan*: Proposal to remove the bus turnaround from the entrance and other resulting changes in a mixed-use, age-restricted development consisting of 40 dwelling units, including singles, twins, and triplexes; a converted office building on 7.5 acres at 2011 Buchert Road in an R-2 Residential District. The Board of Commissioners approved the original site plan on July 7, 2005. [Plan prepared by ProTract Engineering, Inc., dated 11-20-2006, and consisting of 31 pages].

John McMenamin of ProTract Engineering and the applicant, Wil Hallman of WHRD, represented this application. Mr. McMenamin said he had received the PennDOT HOP and forwarded the permit to the Township for review last week. He met with Township staff to discuss discrepancies in the plans submitted to the Township and those submitted to PennDOT. The PennDOT-approved plans showed Buchert Road being widened by 14 feet along the entire frontage between the eastern property line and the entrance to Buchert Ridge Community Phase I and the driveway entrance being 28 feet wide (denoted as Option 1 on the plans he submitted to the Planning Commission at the meeting). The Township plans showed the additional lane being tapered and the driveway entrance being 25 feet wide (denoted as Option 2 on the plans he submitted to the Planning Commission at the meeting). The widening is to accommodate a safe pull off for the bus stop and a turning lane for access to Ludwig Lane.

Mr. McMenamin said the applicant prefers Option 2 over the solid widening because it is wasted space and has the potential to become a parking area, even if 'No Parking' signs are posted. Mr. Yuhas said he was concerned that Option 1 would create a drainage and grading concern. As a result, the Township has agreed to work with the applicant to contact PennDOT to advocate for Option 2

Mr. Cebular said he supported the taper design, specifically because he believed the non-tapered design would create a new parking area, especially during soccer season.

Action: A motion was made by Mr. McGroarty, seconded by Mr. Cebular, and unanimously approved by a 4-0 vote, to recommend the Board of Commissioners and Township staff work with the applicant to negotiate for the approval of Option 2.

Action: A motion was made by Mr. Dinnocenti, seconded by Mr. McGroarty, and unanimously approved by a 4-0 vote, to recommend approval of the plans subject to the applicant, the Township, and PennDOT reaching an amenable solution to the widening of Buchert Road.

OTHER BUSINESS

(#06-05 and #06-17) Buchert Ridge Community – Grading Permit Application

Ms. Elliott explained that the Township has a grading ordinance that requires Planning Commission recommendation. Buchert Ridge Community has submitted a grading permit application for work to be done on Phase II, which will include clearing, grading, and installation of stormwater facilities.

Action: A motion was made by Mr. Cebular, seconded by Mr. McGroarty, and unanimously approved by a 4-0 vote, to recommend approval of the Buchert Ridge Community Grading Permit, subject to review and approval by the Township Engineer.

Mr. Hallman said he did not like the grading permit application and believed it created double work for applicants. Mr. Yuhas explained that the grading permit application was put in place several years ago in response to an incident in the Township. Ms. Elliott said she believed the permit may be somewhat redundant and believed there may be a way to reduce some of the redundancies in the process. Mr. Dailey and the members of the Planning Commission asked Township staff to review the ordinance and see if it could be made more efficient. Ms. Elliott said she would provide members of the Planning Commission with copies of the Grading Ordinance for their review prior to the next meeting.

(#05-03) Spring Valley Farms – Sewage Facilities Planning Module

Ms. Elliott reported that the applicant is gearing up to begin development on this project. As such, they have submitted a sewage facilities planning module for review and approval by the Township.

Action: A motion was made by Mr. Cebular, seconded by Mr. Dinnocenti, and unanimously approved by a 4-0 vote, to recommend approval of the Spring Valley Farms sewage facilities planning module, subject to review and approval by the Township staff.

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

Ms. Elliott reported Limerick has requested a scope change in the project to accommodate changes in their Township. She and representatives of the Township will be meeting with representatives of Limerick this week to work through the changes. She will also be meeting with a representative of the Department of Community and Economic Development to discuss the grant application for this project.

Zoning Ordinance Rewrite

Mr. Edmond reported that the Township Solicitor is reviewing the electronic sign ordinance section of the sign ordinance for loopholes. He said he believes a draft will be to the Planning Commission for review in July.

There being no other business, the meeting was adjourned at 6:49 p.m. by a motion made by Mr. Cebular, seconded by Mr. Dinnocenti, and unanimously approved by a 4-0 vote.

The next meeting of the Planning Commission is scheduled for July 16, 2007 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager