

**LOWER POTTS GROVE TOWNSHIP  
PLANNING COMMISSION**

*Meeting Minutes for July 16, 2007*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, July 16, 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  
Michael McGroarty

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

A motion was made by Mr. Cebular, seconded by Mr. McGroarty, and carried unanimously by a 4-0 vote to approve the minutes of the June 18, 2007.

**OLD BUSINESS**

**(#07-03) Hartman, *Minor Land Development Plan*:** proposal to convert an existing residential building into a 2,240 sq. ft. commercial office building on a 27,000 sq. ft. lot at 2047 East High Street in an R-4 Residential District with a VC Village Commercial Overlay. [Plans prepared by Aston Surveyors/Engineers, Inc. dated 01-30-2007, last revised 06-21-2007 and consisting of two pages].

The applicant's attorney, Mr. Gregory Shantz of Garner & Bauer, the applicant's engineer, Rich Hettrick of Aston Surveyors/Engineers; and the applicants, Carol and Catherine Hartman represented this application.

Mr. Shantz submitted a letter to the Planning Commission, dated July 16, 2007, certifying the applicant requires less parking than required by ordinance, to meet the requirements for the applicant to utilize reserve parking on the site.

Mr. Shantz and Mr. Hettrick began by addressing the concerns of the Bursich review letter dated May 7, 2007. Mr. Hettrick said the applicant believes that the existing lighting is adequate for the parking lot. There are several two-headed spotlights on the sight. Mr. Shantz asked the Planning Commission whether they supported the model High Street light for this site. The answer was "Yes." As to location of the light, Ms. Ebling said it would be in relation to other lights currently installed on High Street and at an appropriate location on the street frontage.

Mrs. Hartman said she did not like the idea of installing the High Street light on High Street because it would detract from the building. She already has candles in the windows, lights on the sign, and lights on the two driveways. She said there would be too much light. Township staff said they would work with Mrs. Hartman to ensure that there is not too much light clutter.

Mr. Shantz discussed the applicant's waiver requests, including those for public water, historic impact study, minimum curb radius and physical separation. He said his client is amenable to pursuing an easement from the western neighbor on whose property the western portion of the driveway encroaches. His client is also amenable to providing additional landscaping to buffer the first parking space from High Street.

Mr. Shantz addressed the Township's request that the applicant demolish the dilapidated barn/garage at the rear of the property. Mr. Shantz stated that his client wishes to use the structure to store real estate signs, instead of finding another off-site location. She agreed that it was in need of renovation and plans to make it look attractive.

**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 plans subject to accept the applicant's waiver requests, with the exception of the buffer planting by the first parking space.

**Action:** A motion was made by Mr. Hiriak, seconded by Mr. McGroarty, and unanimously approved by a 4-0 vote, to recommend approval of this minor land development plan, subject to the following conditions:

- Applicant shall submit to the Township photometric plans for existing parking lot lighting. If existing lighting does not meet Township standards, applicant shall provide lighting that meets Township's lighting standards.
- Applicant shall install one Old-Style Light in the front yard of the property, consistent with Township standards for the High Street corridor.
- Applicant shall secure an easement with the neighboring property owner to the west to allow the driveway encroachment.
- Applicant shall submit to the Township drawings depicting plans for the barn/garage and provide evidence the building's structural soundness satisfactory to Township staff.
- Applicant shall contract with a commercial waste hauler to provide waste removal services meeting the requirements of the Township's solid waste ordinance.

## **OTHER BUSINESS**

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

Mr. Edmond reported that a draft of the sign ordinance is complete. He has sent it to graphics to print. He is preparing a presentation for the August meeting and will have the completed draft of the ordinance to the Planning Commission for review at that meeting.

He is working with Township staff on a visioning exercise to determine the appropriate next steps in the zoning rewrite processes. It looks like they will begin by touching up the residential zoning first.

Ms. Elliott reported that she has been working with Mr. Edmond to draft an ordinance that will bring the Township's zoning ordinance into compliance with the Regional Comprehensive Plan. Mr. Edmond explained that after approval of the Regional Comprehensive Plan, participating municipalities were given two years to revise their ordinances to comply with the densities set forth in the plan. The deadline for compliance is this November. Ms. Elliott said staff is also taking the opportunity to correct a few inconsistencies in the ordinance along with the mandatory changes.

Ms. Elliott reported that she will also be working with a representative of the Montgomery County Planning Commission to expand upon and improve on the Township's SALDO and Zoning Ordinance. The County received a grant to help municipalities update their ordinances at no charge to the municipality. The Township has decided to participate in this program and will be looking at developing a natural features ordinance, historic preservation ordinance, and other topics of interest.

### ***Planning Studies***

Ms. Elliott gave an update on two planning studies she is working on. She said she is working on renegotiating the contract with Simone Collins and investigating grant sources for the 422-Sanatoga Interchange Study since Limerick Township has dropped out of the project.

Ms. Elliott said the Township will be participating in Montgomery County's Community Revitalization program. This program requires the Township to complete a Community Revitalization Plan in order to be eligible for approximately \$480,000 annually for revitalization projects. The Township has sent out requests for proposals from consultants to perform the planning study. The Township will be eligible for approximately 20 percent of the cost of the planning study, up to \$25,000 from the County's Revitalization Program.

#### **COMMISSIONER COMMENTS**

Mr. Hiriak said he would like the members of the Planning Commission to consider the planning implications of granting water waivers, sidewalk waivers and lighting waivers.

There being no other business, the meeting was adjourned at 7:22 p.m. by a motion made by Mr. McGroarty, seconded by Mr. Cebular, and unanimously approved by a 4-0 vote.

The next meeting of the Planning Commission is scheduled for August 20, 2007 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager