

**LOWER POTTS GROVE TOWNSHIP  
PLANNING COMMISSION**

*Meeting Minutes for September 17, 2007*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, September 17, 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  
Ron Dinnocenti  
Mike McGroarty

Alyson Elliott, Assistant Manager  
Doug Dilliplane, Engineer  
Matthew Edmond, MCPC

A motion was made by Mr. Dinnocenti, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote to approve the minutes of July 16, 2007.

The Planning Commission reviewed the meeting notes from August 20, 2007, a meeting for which there was no quorum. There were no comments on the meeting notes.

The following documents were received at the Planning Commission meeting:

- Pictures of the Doris Drive Stub Road, adjacent to the Swinehart Estate;
- September 17, 2007 Pottsgrove School District waiver request letter;
- Lower Pottsgrove Stormwater Management Ordinance, Operations and Maintenance Manual requirements and sample agreement for Stormwater BMPs;
- Diagram of the proposed rain garden BMP for the Pottsgrove School District parking lot project;
- September 17, 2007 Bursich review letter for Sunnybrook Village, Section C-3;
- Buchert Ridge Phase I revised bus lane layout;
- Revised parcel map for Swamp Creek Stormwater Management Ordinance.

A motion was made by Mr. McGroarty, seconded by Mr. Dinnocenti, and unanimously approved by a 5-0 vote to accept the following applications:

- (#07-05) Viola M. Swinehart Estate Lot Line Consolidation
- (#07-06) Pottsgrove School District Site Plan
- (#07-07) Sunnybrook Village C-3 Amended Site Plan

**NEW BUSINESS**

**(#07-05) Viola M. Swinehart Estate, Lot Line Consolidation:** proposal to consolidate two lots and an unopened road easement into one 38,000 sq. ft. lot at 1200 Crestwood Drive in an R-2 Residential District. [Plans prepared by Aston Surveyors/Engineers, Inc. dated 07-25-2007, last revised, 09-12-2007, and consisting of two pages].

Rich Hetrick of Aston Surveyors/Engineers, Inc. represented this application. Mr. Hetrick presented revised plans based on the Bursich review letter dated August 16, 2007. He believed he was able to address all comments, with the exception of §602.C(1) which requires the applicant to show all existing conditions

within 400 feet of the project. He presented the Planning Commission with a letter, dated September 12, 2007, requesting a waiver from this requirement.

Mr. Dilliplane said the applicant appeared to have addressed all of his comments. Mr. Edmond recommended that the Township consider keeping the right-of-way and stub road because it could provide the only point of connectivity between the two neighborhoods and would reduce the distance children on Crestwood Drive would spend on Buchert Road if they walked to school.

Mr. Dinnocenti said this development is approximately 30 years old and said he did not think that there has been a strong desire for a connection between Randy Drive and Crestwood Drive.

**Action:** A motion was made by Mr. Dinnocenti, seconded by Mr. Cebular, and unanimously approved by a 5-0 vote to recommend approval of the waiver from §602.C(1) of the SALDO.

A motion was made by Mr. Dinnocenti, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote to recommend approval of the Swinehart Estate lot consolidation at 1200 Crestwood Drive.

Ms. Elliott asked the Planning Commission to consider whether it would be appropriate for the Township to consider vacating the Doris Drive stub road, which is currently paved and dedicated to the Township. This road would have connected to the road right-of-way on the Swinehart Estate if it was constructed in order to connect Randy Drive with Crestwood Drive. With the paper road on the Swinehart Estate being permanently vacated, there is no longer a need for the Doris Drive stub road.

**Action:** A motion was made by Mr. Dinnocenti, seconded by Mr. Cebular, and unanimously approved by a 5-0 vote to recommend the Board of Commissioners study the feasibility of closing the Doris Drive stub road.

**(#07-06) Pottsgrove School District Parking Lot, *Amended Site Plan*:** proposal to expand the current parking lot by 20 additional spaces, add approximately 500 linear feet of sidewalk, and create the associated stormwater management facilities at 1301 Kauffman Road in an R-2 Residential District. [Plans prepared by Landmark Engineering, Inc. dated 07-27-2007 and consisting of four pages].

Mr. Kevin McAghon of Landmark Engineering represented this application. Mr. McAghon explained that the new parking would primarily serve School District staff and the current parking lot would be used for visitors. He discussed the items brought up in the Bursich Associates, Inc. review letter dated August 16, 2007. He said the School District would comply with most of the items addressed in the letter. In response to item four under Subdivision and Land Development comments, Mr. McAghon responded that he would add one additional tree to the plan.

In response to item one under Stormwater comments, Mr. McAghon said he would request a waiver from §304.F. to provide a BMP operations and maintenance manual for the rain garden BMP to be provided in the plan. He also requested waivers from §304.G., §304.H., and §304.I. of the Township's Stormwater Management ordinance saying that he and Mr. Yuhas both agreed that the existing stormwater basin on the west side of the campus has enough capacity to handle additional stormwater that would be generated by the lot.

Under General Comments, Mr. McAghon said he believed the School District and Township had reached an agreement on a suitable stormwater education program that would meet the requirements of the DEP MS4 program.

Mr. McAghon also requested a waiver from §1003.2.A. of the SALDO to allow more than 10 parking spaces in a row without being broken up by landscaping buffers. Mr. McAghon explained that the lot would only have 11 parking spaces on each side and believed it would allow better coordination with existing parking.

Mr. Edmond said the only MCPC comment suggested the applicant may want to enhance some of its landscaping since it was only adding one tree to the site. The rest of the trees will be transplanted. Mr. McAghon explained that since the county last saw the plans, a rain garden was added, which will add more plantings to the site. Mr. Dailey said he would support additional landscaping.

Ms. Elliott responded that she agreed with the waiver requests, with the exception of the request for relief from the requirement to create an operations and maintenance plan for the rain garden BMP. She agreed that Mr. McAghon did provide a majority of the information required by the ordinance for the O&M plan on the plan set, but she requested that the applicant sign the Operations and Maintenance Agreement, which is part of Appendix B of the Township's Stormwater Management Ordinance, which she believes will complete the requirements of the ordinance. Mr. McAghon said he did not believe this would be a problem.

Mr. Doyle asked how big the parking spaces were. Mr. McAghon responded that the spaces would be 10'X20', larger than the ordinance requirements.

**Action:** A motion was made by Mr. Cebular, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote to recommend approval of the waivers in the Landmark Engineering letter dated September 17, 2007.

A motion was made by Mr. Hiriak, seconded by Mr. McGroarty, and unanimously approved by a 5-0 vote to recommend approval of the Pottsgrove School District Parking Lot Site Plan, conditioned upon the following items:

- More landscaping is added to the parking area
- The applicant completes the Township's BMP Operations & Maintenance Agreement, subject to Township Solicitor review

**(#07-07) Sunnybrook Village Section C-3, Amended Site Plan:** proposal to enlarge the currently accepted plans for a 6,170 sq. ft. restaurant site to a 12,600 sq. ft. one-story office building with modified parking at 500 Heritage Drive in an R-4 Residential District with an SV Sanatoga Village Overlay and PMD Planned Mixed Use Development Overlay. [Plans prepared by Irick, Eberhardt & Mientus, Inc. dated 08-08-2007 and consisting of 10 pages].

Mr. Larry Byrne and Mark Shagena of Heritage Building Group represented this application. Mr. Byrne discussed the review letters by EDM Consultants, the Montgomery County Planning Commission and Bursich Associates, Inc. He said the applicant would be able to take care of most of the items. He said he would request a waiver from §505.1.C of the SALDO, which requires sidewalks to be located two feet behind the curb line. In this plan, the sidewalks are located at the curb line, which is consistent with the rest of the development.

Mr. Shagena displayed a rendering of what the proposed building would look like. He said it would be consistent with the other buildings in the Sunnybrook Village office complex.

With no comments from Mr. Dilliplane or Mr. Edmond, Ms. Elliott said she would like to see two more street lights added and a sidewalk to connect the rear entrance and parking lot to Heritage Drive. She also pointed out that some of the landscaping may overlap into some of the parking spaces. Mr. Dailey said he

would like to see more trees added to the area to compensate for the additional impervious surface. The applicant agreed to both Ms. Elliott and Mr. Dailey's requests.

**Action:** A motion was made by Mr. Cebular, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote to recommend approval of a waivers from §505.1.C of the SALDO.

A motion was made by Mr. Dinnocenti, seconded by Mr. McGroarty, and unanimously approved by a 5-0 vote to recommend approval of the Sunnybrook Village C-3 amended site plan conditioned upon the following:

- Applicant revises and adds new landscaping
- Applicant adds sidewalk to connect Heritage Drive to the rear parking and building entrance
- Applicant adds two new street lights

## **OTHER BUSINESS**

### ***Buchert Ridge Community Phase I, Highway Occupancy Permit***

Ms. Elliott distributed copies of the plan that PennDOT appeared to support for the bus lane on Buchert Road. The applicant requested Planning Commission input on the revised design. The Planning Commission said it looked closer to the plans it had supported.

### ***Planning Studies***

Ms. Elliott gave updates on both the 422-Sanatoga Interchange Planning Study and the Community Revitalization Plan. Both began in early-mid September. Both steering committees have begun to discuss interesting and creative ideas for the study areas.

### ***Ordinances***

#### *Grading Ordinance*

The Planning Commission discussed the Township's Grading Ordinance. There was a consensus that the ordinance was acceptable and did not need revision at this time.

#### *Swamp Creek Stormwater Management Ordinance*

As requested by the Planning Commission at the August meeting, Ms. Elliott, Mr. Dilliplane, and Mr. Edmond explained the differences between the Township's current Stormwater Management Ordinance and the Swamp Creek Stormwater Management Ordinance. After some discussion, the Planning Commission decided not to make a recommendation to the Board of Commissioners regarding this ordinance.

#### *Sign Ordinance*

Mr. Edmond asked the Planning Commission if they were able to find any holes in the sign ordinance during their review or if they had any questions or comments on the ordinance. The Planning Commission said the ordinance and the presentation were very well done and the illustrations were very helpful.

**Action:** A motion was made by Mr. Dinnocenti, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote to recommend approval of the Sign Ordinance.

#### *Regional Comprehensive Plan Compliance Ordinance*

Ms. Elliott presented changes to the Township Zoning Ordinance that are necessary to bring it into compliance with the *Pottstown Metropolitan Regional Comprehensive Plan*. She explained that the changes are related to bringing densities into conformance with the densities recommended in the various planning zones recommended by the *Regional Comprehensive Plan*; however, a few other changes were made to make these

changes more consistent within the Zoning Ordinance and close any loopholes. Mr. Dinnocenti questioned the densities and said he thought they would make the Township less competitive with Limerick Township. Mr. Edmond explained that Lower Pottsgrove is part of the eight-municipality Regional Planning Committee, which established densities to support responsible development and revitalization of the Pottstown Metropolitan area. Limerick Township, however, is not part of the Regional Planning Committee. The Planning Commission deferred action on this ordinance until the October meeting.

Corrective Zoning Ordinance

Ms. Elliott reported that she and Township staff are putting the finishing touches on the Corrective Zoning Ordinance, and will have it to the Planning Commission for review and recommendation their October meeting. The Planning Commission requested she send it to them early enough to review it and, since it was quite lengthy, to provide a summary document with it.

Riparian Corridor Ordinance

Ms. Elliott reported that she had met with Mary Morrison to discuss the Riparian Corridor Ordinance. She is in the process of reviewing the ordinance and plans to have the ordinance to them for review at their November meeting.

There being no other business, a motion was made by Mr. Hiriak, seconded by Mr. Dinnocenti, and unanimously approved by a 5-0 vote to adjourn the meeting at 8:58 p.m.

The next meeting of the Planning Commission is scheduled for October 15, 2007 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager