

**LOWER POTTS GROVE TOWNSHIP  
PLANNING COMMISSION**

*Meeting Minutes for October 15, 2007*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, October 15, 2007. The meeting was called to order by Vice Chair, Frank Cebular, at 6:30 p.m. and the following were in attendance:

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. McGroarty, and unanimously approved by a 4-0 vote to approve the minutes of September 17, 2007.

A motion was made by Mr. McGroarty, seconded by Mr. Dinnocenti, and unanimously approved by a 4-0 vote to accept the following applications:

- (#07-08) Sunnybrook Village Section C-5 Amended Site Plan
- (#07-09) Sanatoga Ridge Community Phase IV, 2605 East High Street Lot Consolidation

**NEW BUSINESS**

**(#07-09) Sunnybrook Village Section C-5, Amended Site Plan.** proposal to amend Sunnybrook Village Section C-5 to reconfigure the layout of the 3,150 sq. ft. building and parking lot which will provide three additional parking spaces for a total of 15 parking spaces and two handicapped spaces at 900 Heritage Drive in an R-4 Residential District with a PMD Planned Mixed Use Development Overlay. [Plans prepared by Gilmore & Associates, Inc. dated 08-29-2007, and consisting of 9 pages].

The applicant, Dr. Joe Ruskiewicz, and his engineer, CJ Rufo of Gilmore Associates, represented this application. Dr. Ruskiewicz explained that he would be moving to Sunnybrook Village from his current location in Pottstown because he needs more space. He explained that he is revising the original site plan to make it work better for his profession as an eye doctor. It is the same square footage, but a different layout. He is designing the building, according to the development's restrictive covenants, so it will match the architecture of the rest of the buildings.

As part of the revised layout, Dr. Ruskiewicz pushed the building from the rear of the site to the front of the site at the intersection of Heritage Drive and Sunnyside Road. He said this would give the site better a better layout for the driveway since it would be further from the intersection. He also felt this design would less obtrusive, since the building would have a lower profile and the building would shield parking lot lighting from the residences.

Mr. Dilliplane reported that the he did not have too many concerns about the project; however, he said there should be curb and sidewalk along Sunnyside Road to meet with the trail system from Sunnybrook Village that terminates at Sunnyside Road. Additionally, he said the stormwater basin should include a BMP feature, such as a raingarden.

Mr. Edmond reported that the county also agreed with the sidewalk connection along Sunnyside Avenue. He also asked that the applicant give some thought to the architecture of the building to ensure that there are no blank walls along Sunnyside Avenue and Heritage Drive.

Dr. Ruskiewicz presented architectural drawings of the building for the Planning Commission to review. Mr. Edmond said he was concerned that there were not enough windows and other architectural details for the walls facing Sunnyside and Heritage. He wanted them to make pedestrians feel comfortable when they walked by the site. He suggested more windows, architectural details, lighting and/or landscaping to help. He also asked where the HVAC and other utilities would be. Dr. Ruskiewicz said they would be on the south side of the building – the short wall by the handicapped space and stormwater basin.

Ms. Elliott agreed with Mr. Edmond and Mr. Dilliplane's comments and asked about the street lights on Heritage Drive. There were approximately three street lights, starting at the nexus of the trail and Heritage Drive and terminating at Heritage and Sunnyside, that she was not sure who's responsibility it would be to install (Heritage's or Dr. Ruskiewicz's).

Dr. Ruskiewicz said he would install sidewalk along Sunnyside Road, but was not sure about extending it approximately 35 feet from the end of Section C5 to the trail. He thought it should be Heritage's responsibility. He also said he would check into the street lights on Heritage Drive.

Mr. Cebular thanked Dr. Ruskiewicz and Mr. Rufo for their presentation and asked for clarification of the issues discussed during this meeting.

**Action:** No action was taken at this meeting.

**(#07-10) Sanatoga Ridge Community Phase IV, Lot Consolidation Plan:** proposal to consolidate the 15,000+/- sq. ft. parcel located at 2605 East High Street with the 5.4 acre parcel located at 2587 East High Street to permit a twin residential unit to be developed in the LCO Limited Commercial Office District with a SV Sanatoga Village District Overlay. [Plans prepared by Wil Hallman Retirement Development, dated 09-24-2007, and consisting of 2 pages].

Mr. J. Wilmer Hallman and John McMenamin represented this application. Mr. Hallman explained that he wanted to turn the existing single family dwelling on this site into an age-restricted twin. To accomplish this, he is consolidating the lot with the neighboring Sanatoga Ridge Development. During the redesign, the driveway, which currently connects to High Street, will be closed and a new one will be constructed in the Sanatoga Ridge Development the rear of the property.

Mr. Hallman presented drawings of the addition, which he said has been designed to match the architecture of the current home.

There was discussion about whether an Old Style light would be required for this site. Mr. Hallman said there is currently a PECO street light at the corner.

Mr. Edmond said the issue of sidewalks might be part of his review letter. Mr. Hallman said that there was discussion during the original Sanatoga project to construct sidewalk, but on the opposite side of High Street because grades posed problems for constructing sidewalks on the Sanatoga Ridge side of High Street.

**Action:** Since consultant review letters had not yet been received for this project, no action was taken at this meeting.

## **OTHER BUSINESS**

### ***Planning Studies***

Ms. Elliott gave updates on both the 422-Sanatoga Interchange Planning Study and the Community Revitalization Plan. The Community Revitalization Plan has had several meetings with the Task Force and would have its first public meeting on October 24, 2007, at 6:30 at Pottsgrove High School. This meeting

would be a presentation of ideas discussed to date at the Task Force level and a solicitation of ideas from the community. The Sanatoga Interchange study has had a steering committee meeting and is scheduled to have a public meeting November 7, 2007, at 7 p.m. at Pottsgrove High School. This meeting would serve as an introduction of the project to the community and to discuss the study area with the community. The consultant team will also begin interviewing major stakeholders in the study area to learn about their plans.

### ***Ordinances***

#### Regional Comprehensive Plan Compliance Ordinance

Ms. Elliott summarized Ordinance #274 for the Planning Commission and asked for any questions. Hearing none, she asked the Commission for a recommendation on the ordinance.

**Action:** A motion was made by Mr. McGroarty, seconded by Mr. Dinnocenti, and unanimously approved by a 4-0 vote, to recommend approval of Ordinance #274, amending Chapter 27 of the Lower Pottsgrove Township Codified Ordinances for compliance with the Pottstown Metropolitan Region Comprehensive Plan.

#### Corrective Zoning Ordinance

Ms. Elliott presented Ordinance #276, an ordinance that proposed changes to the Township's Zoning Ordinance. The changes proposed fell under the following categories:

- Corrections of inconsistencies within the document, typographical errors, and codification errors;
- Updates to comply with the Municipalities Planning Code;
- Changes to improve enforceability and provide greater protections to property owners.

Mr. Dinnocenti questioned the number of parking spaces allotted to garden apartments in the PRD Planned Residential Development. He thought 2.5 spaces per dwelling unit was too much. Mr. Edmond said he would do some research to see if 2.5 spaces was adequate or if there was another number that would work. He suggested that a range of 1.5 to 2.5 might be a compromise.

**Action:** A motion was made by Mr. McGroarty, seconded by Mr. Dinnocenti, and unanimously approved by a 4-0 vote, to recommend approval of Ordinance #276, amending Chapter 27 of the Lower Pottsgrove Township Codified Ordinances.

There being no other business, a motion was made by Mr. McGroarty, seconded by Mr. Dinnocenti, and unanimously approved by a 4-0 vote to adjourn the meeting at 8:24 p.m.

The next meeting of the Planning Commission is scheduled for November 19, 2007 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager