

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

Meeting Minutes for November 19, 2007

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, November 19, 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
Susan Ebling, Engineer
Doug Dilliplane, Engineer
Matthew Edmond, MCPC

A motion was made by Mr. Cebular, seconded by Mr. McGroarty, and unanimously approved by a 5-0 vote to approve the minutes of October 15, 2007.

A motion was made by Mr. Hiriak, seconded by Mr. Cebular, and unanimously approved by a 5-0 vote to accept application #07-10 Checkerberry's Minor Subdivision Plan for #1 and #5 Sunnybrook Road.

NEW BUSINESS

(#07-10) Checkerberry's, *Minor Subdivision*: proposal to subdivide a 37,331 sq. ft. lot into a 25,646 sq. ft. lot located at 1 Sunnybrook Road and a 12,183 sq. ft. lot located at 5 Sunnybrook Road in the LCO Limited Commercial Office District with Sanatoga Village District Overlay. [Plans prepared by Ralph E. Shaner & Son Engineering Co., with no date, last revised 10-30-2007, and consisting of one (1) sheet].

The applicants, Heather and Gary Geissler, of the Geissler Group, Inc. represented this application. Ms. Geissler presented the minor subdivision plan and provided responses to the most recent Bursich engineering and authority review letters.

Ms. Geissler said she would comply with the comments from the November 12, 2007, authority review letter.

Under the Zoning comments in the November 15, 2007, engineering review letter, Ms. Geissler said she would comply with comments, #2, #4, and #6. Ms. Geissler questioned the requirements of the handicapped parking spaces. Ms. Ebling said they would require a designated area meeting the size criteria for such spaces, in addition to painting and signage. Ms. Elliott also stated that the applicant would be required to provide a shared parking agreement between the two lots to meet parking requirements.

Ms. Geissler, in response to item #1 said the only lighting on the lot is spotlighting on the building and a tree light at the school house; there are no parking lot lights. The Planning Commission said it would like to have parking lot lights to provide illumination for parking on the site. Ms. Geissler asked if they would need to be the model used on High Street. Ms. Elliott said the Township would like to see "old style" lights that fit with the High Street corridor concept, but they do not need to be the same lights used on High Street.

Under the Subdivision and Land Development comments in the November 15, 2007, engineering review letter, she said she would request waivers from the following SALDO requirements: §504.2., §504.4.B., §504.4.I., §505.3., §511, §602.C., §1006.3, and §1006.4.

She said she will comply with the requirement of §602.C.3. to show contour lines on the plans.

Mr. Edmond said he has not yet completed his review letter, but stated that MCPC does not support a waiver from §505.3., the requirement to install sidewalks. He said the Township may want to consider having the applicant install sidewalk from the corner of Sunnybrook Road along the High Street frontage of the property as well as the Sunnybrook frontage up to the entrance to the Checkerberry's building. This will provide another link from the sidewalks at CVS to this property and any future pedestrian facilities on the bridge.

Mr. Edmond also commented that the Planning Commission should be aware that the two lots are very small and would place severe restrictions on any future improvements that may be desired on the lots.

Action: No action was taken at this meeting.

OLD BUSINESS

(#06-07) John J. and Megan A. McMenam, *Minor Subdivision*: proposal for a two-lot subdivision on 8.1 acres at 2039 North Pleasantview Road in an R-1 Residential District. [Plans prepared by Protract Engineering, Inc. dated 06-12-2006, last revised 09-27-2007, and consisting of two (2) pages].

John McMenam, the applicant, represented this application. Mr. McMenam reintroduced his project to the Planning Commission, stating that since his project was last heard at the Planning Commission, he received approval from DEP for an on lot spray irrigation field. He outlined the waivers he would like to request and asked for a recommendation of approval. Township staff said it had no objection to this recommendation, but did have a few conditions of approval.

Action: A motion was made by Mr. Hiriak, seconded by Mr. Dinnocenti, and unanimously approved to recommend approval of waivers from §503.C., §505, and §602.C. of the SALDO and a partial wavier from §515 of the SALDO.

Action: A motion was made by Mr. Hiriak, seconded by Mr. McGroarty, and unanimously approved by a 5-0 vote to recommend approval of this application subject to the following conditions:

- Applicant agrees to add evergreen trees and/or shrubbery in strategic locations around the spray irrigation field;
- Applicant agrees to plant three of the five required shade trees in another location on site, as approved by Township staff;
- Applicant agrees to contribute \$1,000 fee-in-lieu of open space to the Township's Park & Recreation fund;
- Applicant agrees to provide a 20 foot wide sewer easement along the southwestern boundary of both parcels.

(#06-10) Peter Manfredi, *Minor Subdivision*: proposal to subdivide a 6.16 acre parcel into one 3.74 acre parcel and one 2.42 acre parcel at 1507 North Adams Street in the R-1 Residential District. The applicant received a variance from §407, which requires each lot to have 50 feet of road frontage. [Plans prepared by Robert H. McKinney, Jr. Associates, Inc. dated 07-24-2006 and consisting of 2 pages].

Jeff Carver, the applicant's attorney, and the applicant, Peter Manfredi, represented this application. Mr. Carver explained the project and discussed the shared sewer line, which was a concern in October 16, 2007, Township Solicitor and November 12, 2007, Authority Engineer letters. There is an eight inch line that serves the existing home and he would work with the Authority Solicitor to develop an easement and maintenance agreement.

There was concern that the Lot 2 emergency access driveway to Kauffman Road was not located on the applicant's property. As the applicant maintained that it was located on his property, the Township asked for further proof, or an easement agreement between him and his neighbors granting this access.

Mr. Carver said he would have the applicant's engineer address the Township Engineer's stormwater comments, in the November 15, 2007, letter.

He requested a waiver from §602.C. of the Township's SALDO.

From the drawing, it looked like part of Lot 2's driveway is on Lot 1; the applicant said he would be willing to develop an easement granting Lot 2 access for the driveway.

Action: No action was taken at this meeting and the applicant said he would address the concerns brought up in the review letters.

(#07-01) Saylor Tract, Preliminary Subdivision & Land Development Plan: proposal for a 13-lot subdivision on 8.95 acres located at 1559 North Pleasantview Road in an R-2 Residential District. The applicant received variances from the following requirements: §§703.A., 703.B.(1), 703.B.(2), 703.B.(3), 703.B.(4), and 703.B.(5). [Plans prepared by Langan Engineering & Environmental Services, dated 01-19-2007, last revised 09-21-2007, and consisting of 24 pages].

Greg Elco and Keith Ottens of Langan Engineering and Ted Kochen of Gambone Construction represented this application. Mr. Elco said they would comply with the comments of the November 12, 2007, Authority Engineer's letter and most of the comments from the November 16, 2007, Township Engineer's letter.

In response to the Township Engineer's letter, Mr. Elco asked the Planning Commission their thoughts on lighting the estate lot. He said they kept lights out of the center of the development to promote a rural feel; however, they would put a post light on the estate lot if requested. The Planning Commission thought a light at the estate lot would provide better safety since there is a path on the opposite side of the road.

Under the Subdivision & Land Development comments on that letter, he said the applicant would request a waiver from the requirement. In their experience, they found the method of placing a joint every five feet in the sidewalks is labor intensive not necessarily needed.

The applicant said they would request to not install Belgian Block curbing since PennDOT requires concrete, this would provide more uniformity throughout the development. He said the applicant would also request a waiver from §509.2 and §401.C.1.a. which require setbacks to be measured from the nearest side of the stormwater easement.

Under stormwater comments, the applicant said they are completing infiltration tests which will help them fine-tune the stormwater calculations and BMPs for the project. The applicant also asked the Planning Commission's thoughts on connecting the trail which runs along the estate lot to meet with the Spring Valley Farm project. Staff had requested that the applicant continue that trail to meet with the trail in Spring Valley Farm. The applicant said it would be difficult to do based on the distance and grade between the two trails. The Planning Commission requested that the applicant work to make it a safe connection.

Finally, the applicant asked about the comment regarding §424.2, which would require the applicant to perform a historic impact study. Ms. Elliott was unsure that this would be necessary, but would look further into the Zoning Ordinance.

Generally, the Planning Commission was supportive of the project.

Action: No action was taken at this meeting. The applicant would provide the Township with revised drawings based on Planning Commission and Township comments.

(#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, last revised 11-20-2007, and consisting of 10 pages].

The applicant's engineer, CJ Rufo of Gilmore & Associates, Inc., represented this application. Mr. Rufo said he believed most of the concerns from the previous Planning Commission meeting and consultant review letters had been addressed on the revised plans. Mr. Rufo said that the architectural plans had been revised based on comments from the Planning Commission and Heritage, but they were not ready for the meeting. He said the applicant intended to comply with the outstanding comments of the Township and Authority engineers.

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

Action: A motion was made by Mr. McGroarty, seconded by Mr. Cebular, and unanimously approved by a 5-0 vote to recommend approval of this application subject to the following conditions:

- A letter from the Montgomery County Planning Commission was received and did not have any significant concerns about the project;
- The Township receives appropriate assurances from the applicant and the owner of the property that two street lights will be installed on the Heritage Drive frontage of this site;
- The Township receives appropriate assurances from the applicant and the owner of the property that the sidewalk along Sunnyside Avenue will be installed from the corner of Heritage Drive, along Sunnyside Avenue, until it meets with the existing trail from the Sunnybrook Village development;
- The architectural drawings for the building meet the approval of Township staff;
- Applicant agrees to develop a stormwater BMP operations and maintenance manual and execute an agreement to operate and maintain the BMP according to the manual.

(#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. McMenamain and Wil Hallman represented this application. Mr. McMenamain discussed the October 25, 2007, Bursich Associates, Inc. letter. Under the Zoning comments, he said requested questioned the need for lighting if there was already a PECO street light on that lot. Ms. Elliott said it was the intent of the Township to place the old style street lights throughout the corridor, but said she would favor a deferment for the installation of the street light until the Township has a plan for placement of the lights along the eastern portion of the corridor.

Mr. McMenamain also asked about the need for parking area and lot boundary landscaping since this project is residential and would be eliminating lot lines. Ms. Elliott said she would take another look at the landscaping,

but agreed that much of the landscaping along the current lot boundaries was mature and additional landscaping might not be necessary.

Mr. McMenamin said he would comply with the Noelker & Hull letter dated November 16, 2007, in regard to providing a narrative in compliance with the historic building impact study requirement of §2805. He also stated that there would be no signs on this property.

Mr. McMenamin said he was ok with the remainder of the comments in the Bursich letter, but would request a waiver from §505.3. to require sidewalks within the Sanatoga Ridge Community. Ms. Elliott clarified that the waiver would only be for the sidewalks within the community, but the applicant would still be required to install sidewalks along the entire High Street frontage of the Sanatoga Ridge Community, as per a previous agreement between the Township and applicant.

Action: A motion was made by Mr. Hiriak, seconded by Mr. Dinnocenti, and unanimously approved by a 5-0 vote to recommend approval a waiver from §602.C. of the SALDO and a waiver from §505.3. in regard to sidewalks within the Sanatoga Ridge Community development, not on High Street.

Action: A motion was made by Mr. Hiriak, seconded by Mr. McGroarty, and unanimously approved by a 5-0 vote to recommend approval of this application subject to the following conditions:

- Applicant works with staff to iron out issues in regard to compliance with §1003, §1006.3, and §1006.4 of the SALDO;
- Applicant submits a revised historic impact as per the Noelker & Hull Associates, Inc. letter dated November 16, 2007;
- Applicant works with staff to determine the best way to handle the street light requirements of §427.4 – with the Planning Commission supporting an old style street light;
- The Montgomery County Planning Commission is received and does not have any significant concerns about the project;
- Applicant agrees to contribute \$1,000 fee-in-lieu of open space to the Township's Park & Recreation fund;
- Applicant agrees to have the existing sanitary sewer lateral cleaned, televised, and approved for use by the Lower Pottsgrove Township Authority.

OTHER BUSINESS

Planning Studies

Ms. Elliott gave updates on both the 422-Sanatoga Interchange Planning Study and the Community Revitalization Plan. Both meetings had their public meetings, which were very well attended. Both consultants are compiling information from the meetings and other sources and are expected share their results with the steering committees in December. The second public meeting for the community revitalization plan is scheduled for December 12, 2007.

Ordinances

Ms. Elliott provided the Planning Commission with a brief update on the zoning ordinances. She said the Sign ordinance (#275) was passed by the Board of Commissioners on November 15, 2007. The Comprehensive Plan Compliance ordinance (#274) and the Corrective Zoning ordinance (#276) were postponed until the December 3, 2007, to make and advertise changes based on recommendations of the Montgomery County Planning Commission, whose letters she provided to the Planning Commission for review.

There being no other business, a motion was made by Mr. Hiriak, seconded by Mr. Cebular, and unanimously approved by a 5-0 vote to adjourn the meeting at 8:27 p.m.

The next meeting of the Planning Commission is scheduled for December 17, 2007 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager