

*MEETING MINUTES OF THE*  
**PLANNING COMMISSION OF  
LOWER POTTS GROVE TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA  
January 22, 2019**

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Tuesday, January 22, 2019. The meeting was called to order by Chair Frank Cebular at 6:30 p.m. and the following were in attendance:

Frank Cebular, Chair  
Ronald Dinnocenti, Vice Chair  
William Wolfgang  
Scott Fulmer

Edward Wagner, Township Manager  
Chad Camburn, Township Engineer  
Anthony Cherico was not present

Mr. Cebular announced the meeting was being recorded.

**REORGANIZATION OF COMMISSION (BEGAN AT 6:31 p.m.)**

Mr. Wagner solicited nominations for the positions of Chair and Vice Chair. Mr. Wolfgang nominated Frank Cebular as Chairman and Ron Dinnocenti as Vice-Chairman and it was seconded by Mr. Fulmer. As there were no further nominations, the Board voted in favor 4-0.

Mr. Wolfgang made the motion to approve the 2019 meeting schedule: January 22, February 19 (Tuesday), March 18, April 15, May 20, June 12 (Wednesday), July 15, August 19, September 16, October 21, November 18 and December 16. All meetings to begin at 6:30 p.m. Mr. Fulmer seconded the motion; all in favor (4-0)

**REORGANIZATION CONCLUDED AT 6:33 p.m.**

**APPROVAL OF MINUTES**

Mr. Wolfgang pointed out a minor change on page 2 in regard to the date of the January meeting. Mr. Fulmer made a motion to approve the minutes of the December 17, 2018 regularly scheduled meeting of the Lower Pottsgrove Township Planning Commission with the one change on page 2. Mr. Wolfgang seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

**ACCEPTANCE OF NEW APPLICATIONS – None**

**SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW**

#2018-03 GEG Investments *Preliminary*, proposal to construct 200 storage units located along N. Charlotte Street within the Commercial Office Zoning District. There are two parcels that comprise the site: Parcel A 2.79 acres and Parcel B 1.24 acres. The overall tract area is approximately 4.03 acres. (Plans prepared by Tarson LLC, P.O. Box 160, Douglassville, PA 19518, dated 11-16-18 and consisting of 15 sheets)

1. Applicant's Waiver letter of January 15, 2019.

Daniel Laudenslayer of Tarson, LLC on behalf of the applicant presented his requests for several waivers to the Lower Pottsgrove Township SALDO in regard to project:

1. 215-35 C (1) requiring location of major Topographic features within 400' of the property. Tarson LLC surveyed the property to locate the necessary features required for the development of the property but due to the nature of the property did not expand the survey out 400 feet, **Members were conceptually ok with it**
2. 215-18 A. No sidewalks are presently on the property, therefore the owner requests that no sidewalk be required. **Members were conceptually ok with it**
3. 215-18B. The client requests that curbing requirement be waived. The property is bounded on 2 sides by existing streets that have no curb. Charlotte Street has the driveway through PennDOT. PennDOT has determined that curbing is not necessary along Charlotte Street. The owner proposes to place curbing along the edge of the proposed parking area to control stormwater run-off and eliminate any run-off impact to the existing State Highway. **Members were conceptually ok with it**
4. 215-23. The site plans were developed on an assumed datum. The client requests that a conversion to the Township Datum be provided on the plan. **Members were conceptually ok with it**
5. 215-24(I)(1)(b). Wherever possible infiltration facilities shall be located 50 feet from the ultimate right of way. The client requests that the underground infiltration facility be allowed to be located 10' from the ultimate right of way. Due to the development challenges created by the configuration of the property, the location of the infiltration basin is necessary to be at the low point adjacent to the ultimate right of way.
6. 215-16.C (2) requiring widening of adjacent streets (Orlando Road, Maugers Mill Road and N. Charlotte Street). The existing Cartways are adequate at the present time. – **Members were conceptually ok with it**
  - a. Charlotte Street Cartway = 25' with 9' shoulder on south side
  - b. Orlando Road Cartway = 21.3' with 7' shoulder on east side
  - c. Maugers Mill Road = 21.0'

The only road improvement on this project is the proposed PennDOT entrance to the project from Charlotte Street. Orlando Road and Maugers Mill Road will not be impacted by the project.
7. 203-15.C(1)(a) Stormwater retention or detention basin shall be located at least 50 feet from any structure. The client is requesting that the infiltration basin be located 15' away from proposed storage buildings. 15-foot offset should be adequate to provide structural support to the proposed building while allowing the infiltration area to be maximized which will be necessary to support calculations for the NPDES permit. – **is not required per Chad Camburn so applicant will remove this from their waiver request**
8. 203-15.C(1)(b) Wherever possible retention or detention basin shall be 50-feet from a property line or right of way. The client requests that the underground Infiltration facility be allowed to be located 10' from the Ultimate Right of Way. Due to the development challenges created by the configuration of the property, the location of the infiltration basin is necessary to be at the low point adjacent to the ultimate right of way. – **is not required per Chad Camburn so applicant will remove this from their waiver request**

Mr. Wolfgang asked how many units are being proposed as there has been conflicting information presented. The applicant stated the original plan submitted to zoning was based on the footprint of the structure however the number of actual units can be adjusted based upon need. Applicant agreed to amend the plan based on the discussion that were held this evening and hope to submit to the MCCD (Montgomery County Conservation District) and received feedback from PennDOT in the near future.

Lew Babel asked questions in regard to the piping of the stormwater and if there was any additional underground piping.

**AUTHORITY BUSINESS – None**

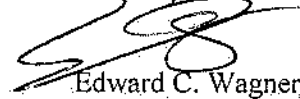
**PLANNING & ZONING** - None.

**ANNOUNCEMENTS** - None

**ADJOURNMENT:**

Mr. Dinnocenti made a motion to adjourn the meeting. Mr. Wolfgang seconded. The public meeting adjourned at 7:03 p.m. The next regularly scheduled meeting is Tuesday, February 19, 2019 at 6:30 p.m.

Respectfully submitted,



Edward C. Wagner, Township Manager