

MEETING MINUTES OF THE
**PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**
February 19, 2019

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Tuesday, February 19, 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	Edward Wagner, Township Manager
Ronald Dinnocenti, Vice Chair	Chad Camburn, Township Engineer
William Wolfgang	
Scott Fulmer	
Anthony Cherico	

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES

After a minor correction, Mr. Dinnocenti made a motion to approve the minutes of the January 22, 2019 regularly scheduled meeting of the Lower Pottsgrove Township Planning Commission. Mr. Wolfgang seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

ACCEPTANCE OF NEW APPLICATIONS

Mr. Wolfgang made the motion to accept Application #2018-03 GEG Investments 1473 N. Charlotte Street Preliminary Plan Approval. Mr. Fulmer seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW

Spring Valley Farms Lot Adjustments *Informational* proposal. Project is located at 1934 Bliem Road consisting of 57.43 acres within the Preservation Subdivision District. The proposal includes adjusting 5 lots in Phase I, 6 lots in Phase II and 7 lots in Phase III for a total of 18 lots. Plans prepared by Graf Engineering, 410 W. Main Street Lansdale, PA 19446, dated 01-28-2019 and consisting of two sheets.

1. Township Engineer letter of January 24, 2019

Rolph Graf, Engineer for the Applicant explained that as this is now an "age-qualifying" subdivision, the required product type has become different than originally planned. As such the Applicant is asking to extend the rear of several lots to accommodate the largest unit the builder has to offer. Realizing that some lots do not have enough dimensional setbacks to support this model, extending the rear yard of the lots will accommodate this issue. These changes will not have an impact on any of the public improvements, the streets, stormwater management, utility connections, etc. -- only rear yard property lines. It will however impact the amount of remaining open space that is controlled and maintained by the HOA.

Mr. Graf explained that there are five (5) lots located in Phase I which will be closer to the stormwater basin than originally proposed; this will require a modification to one of the original waiver requests. In addition, Mr. Camburn suggested that there should now be some type of physical barrier between those homes and the basin. The applicant agrees and will comply with installing some type of permanent barrier.

Mr. Wolfgang expressed concern about the standing water in some of the lower areas that has not made its way to the basin and its proximity to future homes. He also reinforced the idea of having some type of barrier (fence) protecting the basin.

Mr. Graf stated that due to the changes, if approved, the Applicant will need to revise and record new drawings for Phases I and II with the County.

Mr. Camburn stated that the overall stormwater management for the project did provide for a small change like this therefore, no change to stormwater management will be needed.

No action was taken at this time.

AUTHORITY BUSINESS – None

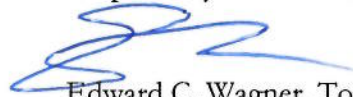
PLANNING & ZONING - None.

ANNOUNCEMENTS - None

ADJOURNMENT:

Mr. Dinnocenti made a motion to adjourn the meeting. Mr. Wolfgang seconded. The public meeting adjourned at 6:47 p.m. The next regularly scheduled meeting is Monday, March 18, 2019 at 6:30 p.m.

Respectfully submitted,



Edward C. Wagner, Township Manager