



MEETING MINUTES OF THE
PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
June 13, 2018

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Wednesday, June 13, 2018. 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 C. Wagner, Manager
Ronald Dinnocenti, Vice Chair	Dane Moyer, Bursich Engineering
William Wolfgang	
Anthony Cherico	
Scott Fulmer	

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES

Mr. Wolfgang made a motion to approve the minutes of the February 20, 2018 regularly scheduled meeting the Lower Pottsgrove Township Planning Commission. Mr. Dinnocenti seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

ACCEPTANCE OF NEW APPLICATIONS –

#2016-01 Sanatoga Green, 313 Evergreen Road Final Plan.

Mr. Cebular questioned why the application was only submitted as a residential application and also that there are a few discrepancies as to what is correct and need clarifications on exactly what is being discussed tonight.

Mr. Mike Engle, H&K Engineering, stated that there were originally 157 townhomes; now 147. The originally submitted medical office building was 60,000 sq. ft. as we thought that would be a marketable size. Since that time, we've developed our relationship with the provider and they believe they need a 50,000 sq. ft. building for that location.

Mr. Frank Bartle, attorney for the applicant, stated that definitively, the applicant is here tonight to discuss 147 townhomes and 50,000 medical office building. He then explained that while the applicant is here tonight to discuss the final plan for the entire project, the residential portion is the first phase in regards to the townhouses and why the application is submitted as residential only. Mr. Bartle stated the applicant will be filing an amended plan reflecting the details of the phasing.

Mr. Drauschack stated that they are trying to make the project more manageable from a review and approval standpoint and therefore will be submitting it in phases.

Mr. Wolfgang made the motion to accept the new application for Sanatoga Green 2016-01 with the corrections of 147 townhomes, hotel and 50,000 sq. ft. MOB. Mr. Cherico seconded the motion. Mr. Dinnocenti abstained; vote 3-1 in favor

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW

#2016-01: Sanatoga Green, Final Plan Submittal, proposal to overall site consists of four parcels located along Evergreen Road and Linfield Road within the Gateway Mixed Use / Gateway Residential Overlay Zoning District. The primary 41.06 acre parcel, noted as Parcel A on plan sheet 2, contains "flag" connections to Evergreen Road; the second parcel, designated as Parcel B, is a 3.11 acre parcel with frontage on Evergreen Road; the third parcel, designated as Parcel C, has an area of 6.26 acres and frontage on Linfield Road and the fourth parcel, designated as Parcel D, has an area of 6.61 acres and frontage on Evergreen Road. The overall tract area is approximately 57.04 acres. The proposal includes construction of a 50,000 square foot medical office building, a 108 room hotel, 17 multi-family apartment buildings with a total of 343 units, a clubhouse, and 147 townhomes. [Plans prepared by H&K Engineering & Environmental, 2052 Lucon Road, P.O. Box 196, Skippack, PA 19474, dated 04-20-2018 and consisting of 133 sheets].

1. Township Engineer letter of June 7, 2018
2. Township Sewer letter of June 7, 2018
3. MCPC letter of May 18, 2018
4. Township Traffic Engineer letter of June 6, 2018
5. Applicant's Final Plan response letters of April 20, 2018
6. Township Fire Marshal letter of June 5, 2018

Mr. Bartle stated that Mike Engle of H&K Engineering, Eric Wirt Assistant Attorney for the applicant; Ken Briar and Ted Drauschak, Applicants; Paul Callahan and Scott Drumbore, H&K Group are in attendance tonight.

Mike Engle stated that since August, 2017 the following changes have been implemented:

- The entity name, Castle Caldecott, has been changed to Castle Sanatoga. Castle Caldecott has invited H&K Group into this project and are now partners.
- The applicant has approached PA American Water Company and have assisted them in a territory expansion. The water source for this project would be from the Costco driveway off of Lightcap Road. A 12" water main will be constructed to our project to facilitate this. That approval is before the PUC and believe it is on the June 21st PUC agenda for final territory expansion approval.
- We negotiated an agreement with the Sewer Authority which enables us to do improvements to the Sanatoga Lake Pump Station as part of our project.
- We prepared and submitted a Sewage Planning Module for the project.
- We prepared and submitted a General Permit to DEP for the Stream Crossing
- We made submissions to the Montgomery County Conservation District for our E&S Permit and our NPDES Permit which is currently under review. We have received administrative comments and are waiting for technical comments.

- We met with PECO and submitted gas and electric applications for the project.
- We made a Highway Occupancy Permit application for two of our driveways; we have not yet made the application yet for the “big” driveway
- We are in the process of finalizing Easement Agreements with three of our neighbors (the Tornetta Group, Genesis and Ms. Goldie Smith)
- We’ve strengthened our relationship with the regional healthcare provider looking at the 50,000 sq. ft. building
- We have a new builder; we were working with D.R. Horton for the townhomes and we now have an agreement with Ryan Homes.

Mr. Wolfgang asked about the status of the Easements and if the applicant feels they will be granted. Mr. Engle stated that he is working directly with Genesis on their Agreement. The documents are being reviewed by the Genesis legal team but feel there is nothing standing in the way of securing the Agreement. Mr. Drauschak stated they have been in discussions with the Tornettas and have come up with a solution for the interchange realignment and improvements. The Agreement with Tornetta is in its final form and expect to have it signed within the next couple of weeks as there are no real issues between the parties and they will be sharing the costs of these improvements. Once this Agreement has been executed, the HOP application will be submitted. The final Agreement is with Ms. Smith, which is still in negotiations, requesting an access agreement along with a 10-foot wide grading easement in exchange for building her a new parking area.

In regards to Township Fire Marshal letter of June 5, 2018, Mr. Bartle stated the Applicant will comply. Mr. Babel inquired about the water flows which would come from Costco. Mr. Engle stated he did not have written data showing the flow capacity but would request it from PA American Water.

In regards to the Township Traffic Engineer letter of June 6, 2018, Mr. Bartle stated the Applicant will comply.

Mr. Wolfgang asked about a bus stop on the site. Mr. Drauschak stated they had a meeting with SEPTA last year and at the time they had no interest. He stated they had not had the discussion with PART. The bus shelter was left on the plan and it may be constructed anyway for school children to use.

Mr. Engle raised a discussion in regards to comment #6 which states, “There is no signing to inform drivers of the restriction of trucks access at both Evergreen Road access intersections.” In his opinion this indicates that the Applicant has agreed to restrict truck access to the development. He is unsure where this implication came from and it seems unreasonable that trucks not be permitted in the complex. In addition there are several comments on the letter than have been addressed.

In regards to the Bursich Sewer Review Letter dated June 7, 2018, Mr. Bartle stated that as the Applicant now has an agreement dated February 12, 2018 with the Authority resolving several issues mentioned in this review letter, the Applicant will comply with all items addressed herein.

Mr. Drauschak asked Mr. Wagner if the Dedication of the Road took the lateral behind the curb line. Mr. Wagner stated that the lateral is in the Right-of-Way and that an agreement needs to be made with the Sewer Authority in regards to where the Right-of-Way falls.

Finally, Mr. Bartle addressed the Bursich Final Plan Review Letter #1 dated June 7, 2018.

In regards to Zoning items 1,2,3,4 and 5, the Applicant will comply. With respect to item #5 there is 550 ft. of off-site trail that runs from the trolley line to the band shell approximately 8 ft. wide of asphalt. In addition, the Applicant proposes to connect the Castle Road trail to the path that circles the baseball field in the Park and will also tie into the access driveway to the band shell as an off-site improvement.

In regards to items 6, 7 and 8 the Applicant will comply.

In regards to item 9, Stormwater Basins, Mr. Bartle stated this is an issue that needs to be addressed with the Zoning Hearing Board and he would reach out to them. If we do need to go before Zoning, we wouldn't need a Variance, but a Change of Condition. We would have to show that the circumstances have changed, i.e., we need more stormwater management and what we are doing is not adverse to health, safety and welfare.

Moving on to the Subdivision comments of the letter, Mr. Bartle had the following remarks.

In regards to items 1, 2 and 3 the Applicant will comply. In regards to item 3A, there will be a 50 foot Easement which will be comprised of a 42 feet section from Castle Sanatoga and 8 feet will be on the Tornetta property. Comment 3C applies to the property in which we are finalizing an agreement with Ms. Goldie Smith.

Mr. Bartle stated that the Applicant will comply with items 4, 5, 6, 7, 8, 9 and 10.

Mr. Bartle stated that the Applicant will comply with all of the Floodplain Study Comments, Landscaping Comments and Stormwater Comments 1 thru 16.

Applicant will comply with Stormwater Comment #17 and will be removing the existing headwall. Applicant will comply with Stormwater Comments #18 & 19.

Regarding Comment #20 Mr. Engle stated that the infiltration design works. Basically there was a math error; they will be submitting the report along with their analysis of the infiltration capacity.

Item #21 is a will comply. Some of the amended soils were outside of the bounds of our property and will be corrected on the plans.

Item #22 is a will comply and Applicant will construct a larger box at inlet 802.

Moving to the Erosion & Sedimentation Control Comments, Mr. Bartle stated that the Applicant will comply with items #1- #6.

#7 is a will comply but the slope will be 12:1 not 4:1 as mentioned in the letter.

The remaining items #8 thru #13 are all will comply by the Applicant.

The Applicant will comply with General Comments #1-4.

Comment #5 is also will comply and will reconcile the pipe size to reflect an 8" pipe.

Comment #6 is a will comply and has been resolved between the two Engineers.

Comment #7 is a will comply.

Comments #8, 9, 11 and #12 the Applicant will comply.

In regards to comment #8, Mr. Wolfgang asked at what point to fences get installed. Mr. Engle stated that the Building Code requires that you protect any surfaces 30" above the ground with some kind of railing (which applies to the retaining walls). The requirement for the fence is 42". Mr. Engle provided the Board with a description of what they have selected.

In regards to comment #10 pertaining to the fencing issue around the basins, Mr. Bartle stated there needs to be a decision made to this and the safety of either having one or not having one. Mr. Engle provided supporting documentation as to whether or not they should be utilized. Mr. Bartle suggested that when the final designs are done we go on a basin by basin basis to determine when fences would be required.

Applicant will comply with items #11 & 12.

Mr. Bartle reiterated that they discussed the intent of the Phasing Plan earlier tonight and Phase 1 is the townhomes. When the immediate plan is submitted, it will be Phase 1 stand alone.

Applicant will comply with items #14 & 15.

Regarding Comment #16, Mr. Engle stated we've agreed to mill and overlay a portion of South Park Road and talked about a speed hump, but the location was not defined. Mr. Bartle argued that many traffic engineers now are not recommending the use of these traffic calming devices for a variety of reasons and asked if this was something that the township legitimately wants. Mr. Cebular mentioned that slowing down the traffic by means of a speed hump may deter drivers from utilizing this route as a cut-through to 422.

Comments # 17 through 19 are will comply. We will provide everything to Solicitor.

In regards to Comment #20, the Applicant will comply and that we are back to the original plan and will be included on the upcoming Phase plan submission.

Mr. Bartle stated the Applicant will comply with the remaining comments.

Mr. Cebular asked Mr. Moyer what, if any, concerns they had with the project going forward. Mr. Moyer stated he felt the biggest issue would be understanding the Phasing plan, specifically how the grading for the entire site will be accomplished while only doing construction on the first phase. Mr. Cebular has concerns with all of the additional approvals that are still outstanding and how they impact phasing the project. Mr. Engle stated he feels that there will be no major issues with the remaining approvals. Mr. Wolfgang asked Mr. Engle if he expected the E&S, PennDOT and Conservation District approvals within the next month or so; Mr. Engle thought they would and that the biggest deal is the NPDES, the State Stormwater, review which is in the works.

Mr. Wolfgang asked what type of services would be offered at the Medical Office Building. Mr. Drauschak stated that they are still working with the provider and they are putting together the program; we do not have the result of that analysis yet.

There was a discussion regarding the bussing for school children, and because it is a private community, the children will have to be picked up at Evergreen Road.

Mr. Cherrico asked if for some reason, permits are not approved or there are one or more items not approved, how does that impact the plans and would we have to do this again for the entire plan or for a piece of the plan. Mr. Moyer stated the hardest permit to get is the NPDES permit and they are half-way thru which may result in minor changes to the layout. Final approval however is conditioned upon securing all of the required permits.

Joe Zlomek of the Sanatoga Post asked about the status of the originally proposed hotel. Mr. Drauschak stated that the hotel is still on the plan but is dependent upon what happens with the Medical Office Building.

Mr. Cherrico asked if the new builder had made the decision to change the façade of the buildings as per his recollection the buildings were supposed to be stone and brick. Mr. Drauschak stated there is a meeting scheduled with the Township on the 26th to discuss this and other issues. Mr. Wagner stated that the Ordinance maintains that more than 30% of the façade must be stone or brick.

Mr. Cebular appreciates the work that has been done to date and feels they are not ready for Phase 1 approvals at this time. He is pleased that we are at the stage we are with the Applicant complying with the issues that have been addressed.

AUTHORITY BUSINESS - None

PLANNING & ZONING - None.

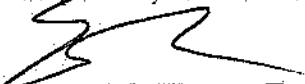
ANNOUNCEMENTS:

Mr. Cebular announced the next regularly scheduled meeting of the Lower Pottsgrove Township Planning Commission will be held on *Monday, July 16, 2018, at 6:30 p.m.*

ADJOURNMENT:

There being no further business, Mr. Wolfgang made a motion to adjourn the meeting. Mr. Dinnocenti seconded the motion and it was unanimously approved. Vote was 5-0 in favor. The public meeting adjourned at 8:09 p.m.

Respectfully submitted,



Edward C. Wagner, Township Manager