



MEETING MINUTES OF THE

**PLANNING COMMISSION OF  
LOWER POTTS GROVE TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA  
July 16, 2018**

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, July 16, 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	Chad Camburn, Bursich Engineering
William Wolfgang	
Scott Fulmer	<i>Anthony Cherico was not in attendance</i>

Mr. Cebular announced the meeting was being recorded.

**APPROVAL OF MINUTES**

Mr. Wolfgang made a motion to approve the minutes of the June 13, 2018 regularly scheduled meeting the Lower Pottsgrove Township Planning Commission. Mr. Fulmer seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

**ACCEPTANCE OF NEW APPLICATIONS –**

Mr. Dinnocenti made the motion to accept application #2018-01 Limerick Generating Storage Building 3146 Sanatoga Road Preliminary/Final Plan and Mr. Wolfgang seconded the motion. Vote was 4-0 in favor

Mr. Wolfgang made the motion to accept application #2018-02 Spring Valley Farms Amended Phase II 1934 Bliem Road Preliminary/Final Plan and Mr. Fulmer seconded the motion. Vote was 4-0 in favor.

**SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW**

**#2018-01 Limerick Generating Station** Minor Plan, proposal is located at 3146 Sanatoga Road consisting of 58.04 acres within Limited Industrial Zoning District. The proposal includes construction of a 4,900 square foot storage building, gravel parking area and a stormwater management basin. [Plans prepared by McCarthy Engineering, 555 Van Reed Road, Wyomissing, PA 19610, dated 06-14-2018 and consisting of 5 sheets] with the supporting documentation:

1. Township Engineer letter of July 2, 2018
2. MCPC letter of July 10, 2018
3. Township Fire Marshal letter of July 9, 2018

Roy McCormick Civil/Structural Engineer for the Limerick Generating Station stated that they have a need to build a storage building to house a 190 ton generator rotor which is a non-nuclear piece of equipment used to send electricity on to the grid. The site is in Lower Pottsgrove Township not far

from the quarry at the intersection of Sanatoga and Evergreen Roads. The pre-engineered building is designed to be a 70-foot-by-70-foot square that stands three stories high. It would include electrical service, heating and air conditioning, two roll-up doors for access and a fire-suppression system that in part relies on well water to fill a large storage tank. Lew Babel, Fire Marshal, stated that the proposed fire suppression plan is acceptable. Mr. McCormick stated that they wanted to be sure they did not negatively affect neighbors and will be planting a tree line of evergreens in order to reduce/eliminate all lighting pollution that may be created by this building.

Mr. McCormick addressed Mr. Wolfgang's concerns in regards to the weight and transportation of the unit by describing how a motorized, 12-axle flatbed crawler could travel at slow speeds across roads, evenly distributing the massive weight so that, on any axle, it approximated only the weight of a small utility truck. Township roads would not be used.

Mr. Dinnocenti made the motion to grant both Preliminary and Final Plan Approval. Mr. Wolfgang seconded the motion. Vote was 4-0 in favor.

***#2018-02 Spring Valley Farms Amended Phase II*** Minor Plan, located at 1934 Bliem Road consisting of 57.43 acres within the Preservation Subdivision District. The proposal includes construction of a 2,696 square foot clubhouse, 22 parking spaces and a stormwater management basin. [Plans prepared by Graf Engineering, 410 W. Main Street Lansdale, PA 19446, dated 06-13-2018 and consisting of 46 sheets] with the supporting documentation:

1. Township Engineer letter of July 11, 2018
2. Township Sewer Engineer letter of July 11, 2018
3. MCPC letter of July 5, 2018
4. Township Fire Marshal letter of July 9, 2018

Bernadette Kearney, Rolph Graf and Brennan Merion were in attendance for the Applicant.

Mr. Graf stated that this is an amendment to Phase II of the original plan approval and that the Applicant is proposing a club house in what used to be an open space lot to house a "tot lot." The original design of the development has changed from targeting younger families starting out to an age-qualified community. As such, the Applicant feels a clubhouse is a better commodity for the residents. The clubhouse is approximately 2,800 sf and will have its own parking area with 22 spaces and a shallow stormwater basin about 15-to-20 feet away. The lot would be planted with some trees suggested by the Montgomery County Planning Commission, would be planted elsewhere within the community

Mr. Graf stated that the Applicant needs some zoning relief and they are scheduled to be on the Zoning Hearing Board on Tuesday, July 17<sup>th</sup>.

Mr. Babel had a minor concern in regards to fire truck access in and out of the parking lot and requested that the curbs be pulled back on either side to increase the truck turn radii and should be reflected on a turning movement plan.

Mr. Wolfgang asked if a fire/sprinkler system would be installed. Mr. Graf stated they are proposing fire protection everywhere, so yes the clubhouse would be sprinklered.

Mr. Wolfgang expressed apprehension that the building was too small to serve the entire community or events such as wedding receptions or reunions, but Mr. Graf assured them that experienced builder Ryan Homes thinks the building is optimally sized for functions like those held in similar communities.

Mr. Wolfgang inquired about the exterior lighting planned and has concerns it may affect the adjoining residents. Mr. Graf stated that decorative lighting is proposed around the parking lot, but a more specific design has not been completed. The goal is to illuminate only the parking area and that they would not be kept on all night.

Mr. Graf stated that the Applicant will comply with all comments addressed in the Township Engineer letter of July 11, 2018.

Mr. Fulmer made the motion to recommend a waiver from Section 203.15.C.(1)(a) to allow a stormwater bioretention basin to be within 15-feet of the proposed building. Mr. Dinnocenti seconded the motion. Vote was 4-0 in favor.

Mr. Dinnocenti made the motion to grant Preliminary/Final Plan Approval with the condition that all items proposed to the Zoning Hearing Board are approved and conditions outlined in Township Engineer letter are addressed. Mr. Wolfgang seconded the motion. Vote was 4-0 in favor.

#### **AUTHORITY BUSINESS**

Mr. Camburn explained that this residence located at 2390 N. Schaffer Road has a failing on-lot septic system. The site is not suitable for a standard on-lot system and must go to an alternate system which must be approved by DEP and requires action by this Board.

Mr. Wolfgang made the motion to accept the 2390 N. Schaffer Road Sewage Planning Module Component 4A and Mr. Fulmer seconded the motion. Vote was 4-0 in favor.

#### **PLANNING & ZONING - None.**

#### **ANNOUNCEMENTS:**

Mr. Cebular announced the next regularly scheduled meeting of the Lower Pottsgrove Township Planning Commission will be held on Monday, August, 20, 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 4-0 in favor. The public meeting adjourned at 7:02 p.m.

Respectfully submitted,

Edward C. Wagner, Township Manager