

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

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, August 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
Ronald Dinnocenti, Vice Chair
Anthony Cherico
William Wolfgang

Edward Wagner, Township Manager
Chad Camburn, Township Engineer

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES

Mr. Wolfgang made a motion to approve the minutes of the July 15, 2019 regularly scheduled meeting of the Lower Pottsgrove Township Planning Commission. Mr. Dinnocenti seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

2019 Amendments to Open Space, Recreations & Environmental Resource Plan

Mr. Wagner explained to the board that in 2005 Lower Pottsgrove Township adopted an Open Space, Recreations and Environmental Resource Plan and in 2008 it was amended. The Park and Recreations Board would like to amend the plan again to update parcels that were either developed or sold as well incorporate the newly Bike Monto Plan. A public hearing is scheduled for September 26, 2019 at 6:45pm. Montgomery County Planning Commission has been notified, Regional Planning Commission as well as surrounding municipalities.

Mr. Wolfgang made a comment that the note on the plan stated that the Township was in negotiation with OxyChem. Mr. Wolfgang questioned if they were demanding more than what the property is worth.

Mr. Wagner commented that we are not currently in negotiations with OxyChem, but there are always ongoing conversations to get the portion around the Schuylkill River.

Mr. Wolfgang commented that Romig Orchard used sprays years ago that were deadly which can affect the water. He would like that noted as a comment in regard to the 2019 amended plan.

Mr. Dinnocenti made a motion to accept the 2019 Amendments to Open Space, Recreations and Environmental Resource Plan. Mr. Wolfgang seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

ACCEPTANCE OF NEW APPLICATIONS

Mr. Wolfgang made the motion to accept Application #2018-03 GEG Investments 1473 N. Charlotte Street Preliminary. Mr. Cherico seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW - #2016-BA: Sanatoga Green, Informational Preliminary/Final Phase II & III 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 41.13-acre parcel, noted as Parcel A on plan sheet 3, contains "flag" connections to Evergreen Road; the second parcel, designated as Parcel B, is a 3.14 acre parcel with frontage on Evergreen Road; the third parcel, designated as Parcel C, has an area of 6.28 acres and frontage on Linfield Road and the four parcel, designated as Parcel D, has an area of 6.64 acres and frontage on Evergreen Road. The overall tract area is approximately 57.19 acres. The proposal is for amended Preliminary Phase II & III which include the construction of 310 apartments, 120,000SF medical offices and a clubhouse/pool. [Plans prepared by H&K Engineering & Environmental, 2052 Lucan Road, P.O. Box 196, Skippack, PA 19474, dated 06-13-2019 and consisting of 147 sheets].

1. Township Engineer letter of August 14, 2019
2. Township Sewer letter of August 14, 2019
3. Township Fire Marshal letter of August 14, 2019
4. Montgomery County Planning Commission letter of August 8, 2019
5. Traffic Engineer letter of August 16, 2019

Ted Drauschak who was present to represent Castle and Santoga Green LLC which he is a member/partner of the entity which is developing Sanatoga Green. He introduced his team to commission members: Bob Iannozzi from Dischell Bartle Dooley, Guy Martino from TTPD Traffic, Ken Brier partner/member and Scott Drumbore from H&K Engineering. Mr. Drauschak stated that the primary purpose was to update the board on the Sanatoga Green Project, also to talk about the changes that were made to the plan which will improve the project from a marketing standpoint as well as engineering. The project has preliminary approval for all three phases of the project, final approval for Phase I. Tonight they are here to present changes to phase II which is the commercial area and phase III which is the apartments. Phase II changed from a hotel to two medical buildings.

Mr. Wolfgang asked for more information on what type of medical facilities would be in the medical offices and if it would be affiliated with any hospitals. Mr. Wolfgang's concern is if the medical office will be referring patients to the local hospital or sending them elsewhere.

Mr. Drauschak responded that it will be medical offices and contain different types of practice groups which may include lab and radiology. He stated that these medical buildings will be an asset to the community and will be owned by the developer.

Phase III was changed from 17, three story apartment buildings to 5, four story apartment buildings with elevators. There will be a clubhouse and pool for the residents. The number of units have decreased from 343 to 310 units.

Mr. Drumbore reviewed the letters from the Township Engineer, Township Sewer, Township Fire Marshal, Montgomery County Planning Commission and the Traffic Engineer. He stated that Castle Caldecott / Sanatoga Green will comply with all comments set forth in the review letters. He will revise the plans accordingly and resubmit early next week so that he can appear at the September 16th meeting for the commission to consider granting preliminary/final for Phase II & III.

President Foltz made a comment that he is pleased with the revised design for Phase II & III.

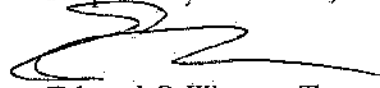
PLANNING & ZONING – None

ANNOUNCEMENTS - Mr. Wolfgang informed that board that it is with regret that he will resigning from the Planning Commission board effective September 30, 2019.

ADJOURNMENT:

Mr. Dinnocenti made a motion to adjourn the meeting. Mr. Wolfgang seconded. The public meeting adjourned at 7:32 p.m. The next regularly scheduled meeting is Monday, September 16, 2019 at 6:30 p.m.

Respectfully submitted,



Edward C. Wagner, Township Manager