



*MEETING MINUTES OF THE*  
**PLANNING COMMISSION OF  
LOWER POTTS GROVE TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA  
August 20, 2018**

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, August 20, 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

Ronald Dinnocenti, Vice Chair

Anthony Cherico

William Wolfgang

Scott Fulmer

Edward C. Wagner, Manager

Chad Camburn, Bursich Engineering

Mr. Cebular announced the meeting was being recorded.

**APPROVAL OF MINUTES**

Mr. Wolfgang made a motion to approve the minutes of the July 16, 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 –**

Mr. Wolfgang made the motion to accept application #2016-01A Sanatoga Green, 313 Evergreen Road Final Plan Phase I and Mr. Cherico seconded the motion. Vote was 4-0-1 in favor (Mr. Dinnocenti abstained)

**SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW**

#2016-01A: Sanatoga Green, *Phase I Final*, 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 is for Phase I which include the construction of 147 townhomes. [Plans prepared by H&K Engineering & Environmental, 2052 Lucon Road, P.O. Box 196, Skippack, PA 19474, dated 07-20-2018 and consisting of 159 sheets].

1. Township Engineer letter of August 16, 2018
2. Township Sewer letter of August 16, 2018
3. Township Traffic Engineer letter of August 16, 2018
4. Township Fire Marshal letter of August 14, 2018
5. Applicant’s Final Plan response letters of July 20, 2018
6. MCPC letter of August 17, 2018

Eric Wert, attorney for the Applicant addressed the Board on their behalf. He stated that plans outlining Phase I, the townhomes, were submitted to the township on July 21<sup>st</sup> and members from Sanatoga Green will

be speaking tonight to address various issues. He stated that review letters had been received from both Bursich and Caruolo Associates, Inc. and they are prepared to discuss any issues with regards to those letters.

Mr. Drauschak stated the project is roughly 58 acres which includes three major components; 147 townhomes, 343 apartments and finally the commercial component consisting of an approximately 50,000 sq. ft. medical office building along with a 108 room hotel. He stated that they received Preliminary Land Development Approval approximately one year ago and are now in the Final Land Development Approval for Phase I. They have broken the project down into three phases in hopes to expedite the approval process.

Mr. Drauschak stated they are under contract with Ryan Homes for the townhome portion. They are seeking final approval of this phase this evening so they can appear before the Board of Commissions in September with the hopes to break ground on or about October 1, 2018 and will deliver approximately 40 pads per year. Mr. Drauschak stated that in regards to Phase II, the commercial portion of the site, they are in discussions with a regional health care provider and have received some internal approvals from that provider; he still cannot identify who the provider is but they will be entering the negotiation phase and the building *will* be built. In terms of the apartments, they are in serious discussions with the financing groups and believe they will get a commitment for financing by September and are proceeding with design. Buildings will have stone frontage and will meet zoning requirements in the Gateway Mixed Use District.

Mr. Drauschak stated that PennDOT HOP application for Phase 1 is complete but has not been submitted to PennDOT for final review as they are finalizing their agreement with Tornetta. Once finalized and submitted, they anticipate a quick review. Part of the Tornetta agreement is the extension of water from the Costco side of the street (Limerick Township) and the extension of sewer through this project to service the Tornetta's. Mr. Drauschak stated that they have been in discussions with PA American Water to extend the franchise territory. The last step in that process is to get approval from the Public Utility Commission (PUC) and are told we are hoping to be on the agenda for the 23<sup>rd</sup> of August for that approval but will not know until 24 hours prior.

Mr. Drauschak next addressed the sewer planning module, which a draft has been reviewed and approved by the Township Engineer to go through the 30-day review period which residents are permitted to review and comment. This module requires submission to the DEP but require the approval letter from the PUC in order to submit.

In regards to the National Pollutant Discharge Elimination System (NPDES) Permit Mr. Drauschak stated that they have had fairly good success with the reviewing agency at the County level. They received administrative comments back in May which have been addressed. They received technical review comments back in June and have addressed those comments during a meeting on August 7<sup>th</sup>. Technical resubmission will happen very soon. One of the comments was to utilize some of the storm water to facilitate the sprinkler system for landscaping services, called Capture and Reuse. This is a fairly new concept which was looked into and addressed. Applicant is currently awaiting the design from the contractor before resubmission can occur.

Mr. Wolfgang asked if the Applicant has addressed the basins and the potential stormwater that could result from rains such as we have had recently, and also what will be done in the winter when the basins freeze over. Mr. Engle, the Applicant's engineer, briefly explained the "Capture and Reuse" system and said there would be a storage system installed under the basin comprised of plastic crates with pumps. The controls would be outside of the hole and will control when the pump comes on and how the water will be distributed throughout the site. In the winter, the system fills up and stores it until March. Should the crates fill up to the underneath side of the basin floor, the water will drain from a discharge pipe in the hole.

Mr. Drauschak circled back to a discussion held at a prior meeting regarding the installation of fencing around the basins and Mr. Engle put together a chart showing the depths of each basin. The Applicant feels

that fencing is not necessarily beneficial to the public but would provide fencing if it became a requirement of the Board. Mr. Wolfgang stated that one thing to consider is the proximity of the basins on the property.

The last outside permit needed is General Permit 4, 5 and 6 which is necessary due to having to cross the wetlands and drainage way which is wet. There have been two submissions and two discussions and the Applicant feels they are close to getting the permits. A new condition of getting the permits is Applicant must deed restrict all the wetlands on all 58 acres from development.

Mr. Drauschak stated there are several Easements they continue to work on including the easement to township property for stormwater; there are a lot of crossover easements; the sewer system (the main) will be dedicated to the LPTA, the laterals and low-pressure force main will not; the water system will belong to PA American Water and they will maintain it. The grinder pumps will be private and maintained by the Home Owners Association. Mr. Wagner stated that the sewer agreements need to be wrapped up as he does not want to own any private laterals or grinder pumps and the original submittal stated the Authority was responsible for everything. Mr. Drauschak stated they were anticipating coming to the next Authority meeting to discuss what party is responsible for what. Mr. Camburn asked for clarification regarding the HOA being responsible for all laterals as well as grinder pumps and low-pressure force main, and Mr. Drauschak confirmed that to be true.

Mr. Cebular addressed the Engineer Review Letter and asked for some clarifications, in particular comment #16 pertaining to basin #1100. Mr. Engle explained the liner referenced in the comment is more of a barrier between the townhomes and the basin itself. Any retention or detention basin within 50 feet of a building would have a liner installed so water doesn't saturate the ground near the buildings. There were also some concerns in regards to comments 13 & 15 which pertain to elevations and bedrock.

Mr. Wolfgang noted that at the last meeting he addressed a concern pertaining to errors on the plan on page 7 contradicting the number of townhomes and also the square footage of the medical. He has some apprehensions about that as they have not yet been changed; Mr. Drauschak stated they are aware of the error and promised it would be addressed. Mr. Engle stated that he personally made the correction and it will be shown on all future plans submittals.

Mr. Cebular requested a delineation plan showing the actual phases. Mr. Engle stated that this submission did not reflect those lines, but they are on the plans going forward.

Mr. Drauschak mentioned there was an issue with the townhomes that was addressed with Ed and the Commissioners with regards to the facade of the townhomes and the amount of stone; the builder has said they would comply with the request.

Mr. Drauschak asked if the Board had no additional comments, he asked for the recommendation to proceed to the Board of Commissioners for final approval. Many of the outstanding items should be completed relatively soon. In terms of the engineering issues, they will be addressed quickly, as there was not much time since receipt of the review letter prior to this meeting.

Mr. Wagner posed several questions:

- Is the rain garden #700 on page 4 – in Phase 1? Answer is no.
- Asked for clarification on comment #8D on page 3 of the sewer letter, which states, "The proposed 8" SDR-26 pipe at 0.4% slope would not accommodate the estimated peak flows from the three properties." Mr. Engle stated the comment refers to the three properties which would overload the 8" sewer pipe at 0.4% slope and is the last pipe before the connection to the existing system on the Township property, and is the pipe that receives all the flows from the townhomes, our site, Genesis

and the future Tornetta Development (which at this time are unknown). Mr. Drauschak stated the problem can be rectified by installing a 10" pipe, which will be in the Tornetta agreement.

Mr. Cherico wanted to confirm that the Fire Marshal was okay with his previous concerns regarding water flows. Mr. Babel stated he had a question pertaining to plan sheet #35 where it says "proposed 6" water main to commercial". This was a legend misinterpretation and the pipe size is actually 8". Mr. Babel stated this would not generate the water capacity necessary. Mr. Engle stated that installing a 10" waterline would not be a problem if that is what is needed. In addition, the site drawing received for phase 1 does not show hydrants, but on page 36 it shows hydrants about 500 feet apart. On Evergreen Road, there are no hydrants shown. Mr. Babel has requested there will be three hydrants provided and the hydrants meet his specifications. Mr. Engle stated they will be reflected on the plan.

Mr. Cebular inquired about the traffic comments, specifically truck access and it was agreed that signs would be provided informing drivers and those signs would be noted on the plans.

Mr. Cherico made the motion to recommend Final Plan Approval for Phase 1 contingent to obtaining outside agencies permits and complying with professional consultant letters. Mr. Fulmer seconded the motion. Vote was 1-3-1 against (Mr. Dinnocenti abstained) recommending Final Plan Approval for Phase I.

**Mr. Drauschak proceeded to question individual commission members why they voted against the plan. He wanted their feedback in order to determine how they can correct the plan in the future and ultimately receive a favorable recommendation. There was a lengthy discussion that took place between Mr. Drauschak and commission members validating their decision not to recommend Final Plan Approval for Phase I.**

**AUTHORITY BUSINESS - None**

**PLANNING & ZONING - None.**

**ANNOUNCEMENTS:**

**ADJOURNMENT:**

There being no further business, Mr. Wolfgang made a motion to adjourn the meeting. Mr. Fulmer seconded the motion and it was unanimously approved. Vote was 5-0 in favor. The public meeting adjourned at 8:06 p.m. The next regularly scheduled meeting is Monday, September 17, 2018.

Respectfully submitted,



Edward C. Wagner, Township Manager