

MEETING MINUTES OF THE
**PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
September 16, 2019**

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, September 16, 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
Scott Fulmer

Edward Wagner, Township Manager
Chad Camburn, Township Engineer

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES

After a minor change, Mr. Dinnocenti made a motion to approve the minutes of the August 19, 2019 regularly scheduled meeting of the Lower Pottsgrove Township Planning Commission. Mr. Wolfgang seconded the motion with 4 votes in favor, 0 against, and 1 abstention.

ACCEPTANCE OF NEW APPLICATIONS

Mr. Cherico made the motion to accept Application #2016-01B Sanatoga Green 313 Evergreen Road Phase 2 & 3 Preliminary/Final. Mr. Wolfgang seconded the motion with 4 votes in favor, 0 against, and 1 abstention.

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW- #2016-0B: Sanatoga Green, Preliminary/Final Phase II & III, 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 41.13 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 3.14 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 if 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, 12000SF medical offices and a clubhouse/pool. [Plans prepared by H&K Engineering & Environmental, 2052 Lucon Road P.O. Box 196, Skippack, PA 19474, dated 08-21-2019 and consisting of 147 sheets].

1. Township Engineer letter of September 11, 2019
2. Township Sewer letter of September 11, 2019
3. Township Fire Marshal letter of September 10, 2019
4. Township Traffic Engineer letter of September 6, 2019

Scott Drumbore representative from the H&K Group who is the design engineer for the Sanatoga Green Project recapped from the August 19, 2019 Planning Commission Meeting where they presented the Phase II & III redesign. Originally the project was 147 town homes, 343 apartments, medical office building and a hotel. The redesign is now 147 town homes, 310 apartments and 2 medical office buildings.

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 6:45 p.m. The next regularly scheduled meeting is Monday, October 21, 2019 at 6:30 p.m.

Respectfully submitted,



Edward C. Wagner, Township Manager