

*MEETING MINUTES OF THE*  
**PLANNING COMMISSION OF**  
**LOWER POTTS GROVE TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**  
**October 15, 2018**

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, October 15, 2018. The meeting was called to order by Vice-Chair Ronald Dinnocenti at 6:30 p.m. and the following were in attendance:

Ronald Dinnocenti, Vice Chair	Edward Wagner, Township Manager
Anthony Cherico	Chad Camburn, Township Engineer
William Wolfgang	
Scott Fulmer	

Mr. Cebular was not present. Mr. Dinnocenti chaired the meeting and announced the meeting was being recorded.

**APPROVAL OF MINUTES**

Mr. Wolfgang made a motion to approve the minutes of the August 20, 2018 regularly scheduled meeting of 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. Wolfgang made the motion to accept applications #2016-01A Sanatoga Green, 313 Evergreen Road Final Plan Phase I and # 2018-03 GEG Investments 1473 N. Charlotte Street Preliminary. Mr. Cherico seconded the motion. Vote was 3-0-1 in favor (Mr. Dinnocenti abstained) and 4-0 in favor respectively.

**SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW**

#2018-03 GEG Investments *Preliminary*, proposal to construct 189 storage units located along N. Charlotte Street within the Commercial Office Zoning District. There are two parcels that comprise the site: Parcel A 2.79 acres and Parcel B 1.24 acres. The overall tract area is approximately 4.03 acres. (Plans prepared by Tarson LLC, P.O. Box 160, Douglassville, PA 19518, dated 09-07-18 and consisting of 15 sheets)

1. Township Engineer letter of October 11, 2018
2. Township Fire Marshal letter of October 7, 2018
3. Applicant's Waiver letter of October 14, 2018
4. MCPC letter of October 10, 2018

Daniel Laudensalyer, surveyor for the applicant stated he would be setting a meeting up with Chad to discuss in detail his review letter. He then stated there are six waivers the applicant is seeking approval for.

1. §215-35.C.(1) requesting waiver from showing the location of major topographic features within 400 feet of the property. The applicant stated a lot of the adjoining properties are private and also in Upper Pottsgrove Township and agrees that an aerial photograph would be provided in order for the waiver to be granted.
2. §215-14.G requesting a waiver to allow building setback lines to be based on the legal right-of-way lines rather than the Ultimate right-of-way lines. The applicant stated that the property has frontage on three roads. The Planning Commission will need more clarification shown on the plan regarding legal right-of-way vs. ultimate right-of-way

3. §215-18.A requesting a waiver from providing sidewalks along all streets. *It was agreed sidewalks would not be needed as they ultimately would go nowhere and it is unsafe to walk there.*
4. §215-18.B requesting a waiver from providing curbing along all streets. *It was agreed that curbing would not be required unless it is otherwise required by PennDOT through the Highway occupancy Permit.*
5. §215-23 requesting a waiver to allow the site to be shown on an assumed datum rather than the Township's sanitary sewer datum. *The Township Engineer supports this request as long as a conversion factor to the Township's sanitary sewer datum NGVD-29 is provided on the plans.*
6. §215-24(I)(1)(b) requesting a waiver for retention/detention facility to be located adjacent to ultimate right-of-way rather than 50 feet. The applicant has agreed to supply additional information to the Township Engineer at their meeting.

Mr. Wolfgang asked to see some details in regard to the lighting on the site. The applicant stated he would get some more details and have them put on the plans. He also asked for clarification regarding the number of storage units as there was a conflict on the plans. Mr. Wolfgang asked if there had been any soil studies done to check for possible contamination from the cars that have been sitting on the property for so long. The applicant stated they had not seen any contamination.

A short discussion ensued pertaining to Fire Marshal concerns and/or requirements. Mr. Babel stated that he wanted 24 feet between the buildings but would accept 22 feet except in the center drive aisle between the units. The gateway will be 27 feet and the driveway will be 24 feet. Mr. Babel did ask if there was any type of infiltration pipe under the driveway and the applicant said there was not. Mr. Babel also reminded the applicant the fire department would need a gate pass and to please not install any trees at the driveway entrance in order to keep everything visible.

**Mr. Wolfgang chaired this portion of the meeting**

#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 09-14-2018 and consisting of 163 sheets].

1. Township Engineer letter of October 11, 2018
2. Township Sewer letter of October 11, 2018
3. Township Fire Marshal letter of October 7, 2018
4. Applicant's Final Plan response letters of September 14, 2018

Frank Bartle, attorney for the applicant stated new plans had been submitted and had been reviewed by the Township Engineer. Mr. Bartle stated he supplied Mr. Wagner with a listing of the status of all agreements, easements and outside agency approvals. Mr. Wolfgang thanked and complimented the applicant for this list.

- Grading and Access Easement for Township owned parcel on South Park Road; this has been drafted and submitted to the Township Solicitor.
- Public Access Agreement for non-residential recreation open space facilities has been drafted and submitted to the Township Solicitor.
- The Planned Community Documents were drafted and reviewed by the Township Solicitor, revised and resubmitted.

- Stormwater Management Agreements are to be drafted by the Township Solicitor after Final Plan Approval.
- Stormwater BMP Operations/Maintenance Agreement to be drafted by the Township Solicitor
- Landscaping Maintenance and Operations Agreement to be drafted by the Township Solicitor
- Sanatoga Sewer Utility Easement has been drafted and sent to the Authority Solicitor who has promised to review it after receipt of a final plan set.
- The PA American Water Will-Serve letter dated October 4, 2018 has been issued.
- The PA DEP sewage planning module has been submitted to the Township Engineer for final review and approval.
- PADEP is currently reviewing the Application which includes the General Permits for stream crossing.
- THE NPDES and E&S permit application were submitted in September 2018 and are under review.
- The outside utility easements will be drafted by those specific utilities.
- The HOP Permit application was in two parts and have been submitted by Traffic Planning & Design and are currently under review.
- The access easement, sanitary sewer easement, storm water easement and release of existing easements have been drafted and sent to Genesis Healthcare for their review. Applicant has received a letter dated September 4, 2018 stating Genesis will finalize and execute the easement documents once Castle Sanatoga LLC purchases this same tract.
- There is a development agreement signed by Sanatoga Land Holdings, Montgomery Del-Val Associates, and Tornetta. Easement documents, access construction Right-of Way for Castle Road, water, sewer and other utilities are being prepared pursuant to that agreement.

Mr. Bartle next addressed the Bursich Sewer Review letter dated October 11, 2018.

1. In regard to the proposed ownership and maintenance responsibility of the sanitary sewer system, there is an agreement between Castle Sanatoga and the Authority which will be referenced by note on the plans. The Agreement will be recorded. Mr. Wagner requested the plan, for LPTA review, depicting the sewer lines the applicant intends to offer for dedication to the LPTA. Mr. Bartle said the applicant will comply with that request and will appear at the next LPTA meeting to make a formal presentation.
2. Items 2 thru 17 will be addressed to the satisfaction of the Authority Engineer

In regard to the Bursich Final Plan Review letter dated October 11, 2018, Mr. Bartle stated that all comments would be addressed to the Township Engineer's satisfaction. Mr. Camburn did want to discuss a few specific items including:

Zoning Comment #2 in regard to the trails and walkways. It was agreed that the trail connecting the development to the upper side of adjacent Sanatoga Park must be completed during the first phase of construction and will commence when the 50th townhome is sold.

Subdivision & Land Development Comment #4 §215.22. B in regard to building setbacks being based on easements. Mr. Bartle suggested that the Applicant request a Waiver from the requirement that building setback lines are to be measured from easements.

The water pressure issues have been addressed and are acceptable to the Fire Marshal.

Mr. Wolfgang posed a question pertaining to what type of fencing is proposed around basins 800 and 1100. The applicant presented a photo and stated the fence would be 54" high and would be a black aluminum material which resembles a wrought iron fence. The fence will be installed around the basins and also along the top of the retaining walls for safety.

Mr. Bartle requested recommendation for the approval of a Waiver in regard to §215.22. B. (regarding various easements depicted on the plan and the building setback line shall be measured from the nearest easement to the proposed building). Mr. Cherico made the motion and Mr. Fulmer seconded. Vote 3-0-1 in favor; Mr. Dinnocenti abstained.

Mr. Cherico made the motion to grant Final Plan Approval for Phase 1 contingent upon resolution of all outstanding comments from the Township consultants' letters. Mr. Fulmer seconded the motion. Vote 3-0-1 in favor; Mr. Dinnocenti abstained.

**AUTHORITY BUSINESS** - None

**PLANNING & ZONING** - None.

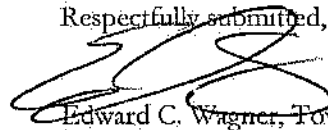
**ANNOUNCEMENTS:**

Mr. Wagner announced that Community Day is being held on Saturday, October 20<sup>th</sup> and all are welcome to attend.

**ADJOURNMENT:**

Mr. Wolfgang stated there was no meeting in September and there being no further business, Mr. Wolfgang made a motion to adjourn the meeting. Mr. Cherico seconded. The public meeting adjourned at 7:30 p.m. The next regularly scheduled meeting is Monday, November 19, 2018.

Respectfully submitted,



Edward C. Wagner, Township Manager