

**LOWER POTTS GROVE TOWNSHIP  
PLANNING COMMISSION**

*Meeting Minutes for January 28, 2008*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, January 28, 2008. The meeting was called to order by Chair, Geoffrey Dailey, at 6:30 p.m. and the following were in attendance:

Geoffrey Dailey, Chair  
Frank Cebular, Vice Chair  
Nick Hiriak  
Ron Dinnocenti  
Mike McGroarty

Alyson Elliott, Assistant Manager  
Susan Ebling, Engineer  
Matthew Edmond, MCPC

**REORGANIZATION**

A motion was made by Mr. Hiriak, seconded by Mr. McGroarty, and unanimously approved by a 5-0 vote to appoint Mr. Dailey Chair of the Planning Commission.

A motion was made by Mr. McGroarty, seconded by Mr. Dinnocenti, and unanimously approved by a 5-0 vote to appoint Mr. Cebular Vice Chair of the Planning Commission.

**REGULAR BUSINESS**

A motion was made by Mr. Cebular, seconded by Mr. McGroarty, and unanimously approved by a 5-0 vote to approve the minutes of December 17, 2007, with the amendment that Mr. Dailey recused himself from all discussion regarding the Specht Office Complex project, noting that there is a potential conflict of interest.

**OLD BUSINESS**

**(#07-01) Saylor Tract**, *Preliminary Subdivision & Land Development Plan*: proposal to develop 13 single-family homes on 8.95 acres located at 1559 North Pleasantview Road in an R-2 Residential District. The applicant received zoning approval to reduce lot dimensions for the project to accommodate the current design. [Plans prepared by Langan Engineering & Environmental Services, dated 01-19-2007, last revised 01-04-2008, and consisting of 28 pages].

Ted Kochen of Gambone Construction and Jason Engelhardt of Langan Engineering represented this application. Mr. Engelhardt addressed the Bursich Associates, Inc. Engineering Review letter dated, January 25, 2008. He said the applicant intended to comply with the comments made in the letter. The applicant intended to request waivers for building setback from stormwater facilities and the requirement to hydro seed. The applicant intends to seed and use straw to stabilize the ground and agreed to have the Township hold financial security until 75 percent of the seed germinates. Mr. Engelhardt addressed the Engineer's comments requesting sidewalk along Pleasantview Road. He said the applicant would put sidewalk on Pleasantview, south of the entrance but requested the Township allow them to not install the sidewalk to the north of the entrance unless or until Pleasantview Road is realigned. The applicant agreed to post financial security to the Township for this project to be completed.

Marlene Markle, a resident of 2173 Foxtail Drive, said she was concerned about increased water from the development affecting her property and was not sure if the two basins proposed would be enough to handle the stormwater from the site. Mr. Engelhardt said the basins were not large, but they were designed to hold

some of the water, but most of it would be piped away from the Deer Ridge and Foxtail Drive residents to a pipe along Pleasantview Road that would enter into the basin behind the Township building.

Mr. Dinnocenti questioned who maintained the open space in the center of the tract across from Lot 9. Mr. Engelhardt explained that the open space was part of Lot 9.

**Action:** A motion was made by Mr. Dinnocenti, seconded by Mr. Hiriak, and unanimously approved by 5-0 vote, to recommend approval of the waivers identified in the Langan Engineering & Environmental Services letter dated January 25, 2008.

A motion was made by Mr. Cebular, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote, to recommend preliminary plan approval conditioned upon the following:

- Applicant agreeing to connect the trail in Lot 9 to the Spring Valley Farm trail

**(#07-10) Checkerberry's, *Minor Subdivision*:** proposal to subdivide a 37,331 sq. ft. lot into a 25,646 sq. ft. lot located at 1 Sunnybrook Road and a 12,183 sq. ft. lot located at 5 Sunnybrook Road in the LCO Limited Commercial Office District with Sanatoga Village District Overlay. [Plans prepared by Ralph E. Shaner & Son Engineering Co., with no date, last revised 10-30-2007, and consisting of one (1) sheet].

The applicant, Heather Geissler, of the Geissler Group, Inc. and James Markofski, the applicant's attorney, represented this application. Ms. Geissler said she has not yet received her revised plans from her engineer, but questioned the Planning Commission's thoughts on the parking conditions. Since there was no agreement on how to handle the parking, Ms. Elliott suggested that Ms. Geissler and her engineer meet on site with her, the Township Engineer, Police Chief and Zoning Officer to discuss the various parking options and present a solution to the Planning Commission at the February meeting.

**Action:** No action was taken at this meeting.

## NEW BUSINESS

Mr. McGroarty excused himself from the meeting.

**(#08-01) Pottstown Medical Building Associates, *Subdivision & Land Development Sketch Plan*:** proposal to subdivide the 20.3 acre Home Depot site into an 18.4 acre site, which would include the Home Depot and a pad site [Aldi], and a 1.9 acre site, which would be developed into an 11,760 sq. ft. eye doctor's office at 295 Armand Hammer Boulevard in the IN Interchange District. [Plans prepared by Conver and Smith Engineering, Inc., dated 01-09-2008, and consisting of two (2) sheets].

The applicant Mr. Dave O'Donnell of Eye Consultants of Pennsylvania and his engineer, Bill Conver of Conver and Smith Engineering, represented this application. Mr. O'Donnell explained that this building is intended to be used as a medical office for eye doctors. The building will be one story with an 8,000 sq. ft. footprint; the remaining square footage will be a basement. The plan demonstrated 59 parking spaces, with 48 spaces required by ordinance. Ms. Ebling said the applicant will need to provide landscaping islands, which will take away some of the excess parking spaces. Easements for entrance to the lot through the Home Depot parking lot will be part of the agreement of sale.

Mr. Dinnocenti asked the applicant how stormwater would be handled on the site. Mr. Conver explained that that level of engineering has not yet been completed, but said the Home Depot's system was probably designed to handle stormwater from this site.

Mr. Edmond asked about sidewalks. He said he would like to see the sidewalk connect Armand Hammer Boulevard to the sites internal sidewalk connection along the side entrance drive. There is sidewalk on the opposite side of the entrance drive. The applicant explained that there is a significant grade on their side of the entrance drive that may make sidewalk infeasible – there is a seven foot retaining wall.

Mr. Dailey said he felt landscaping and buffers would be an important part of the development.

**Action:** The Planning Commission recommended the applicant proceed to the preliminary planning phase.

## **OTHER BUSINESS**

### ***School District Property Sale***

The Planning Commission received a letter from the Pottsgrove School District regarding the sale of their 17+ acre property at the corner of Bleim and Pleasantview Roads asking for their comments with respect to §10305 of the Municipalities Planning Code. Ms. Elliott explained that the Township will be purchasing this property for use as a park.

**Action:** The Planning Commission supported the School District's sale of the property to the Township.

### ***Planning Studies***

Ms. Elliott provided status reports on the Community Revitalization Plan and Sanatoga Interchange Gateway Study. Public meetings are scheduled for March 6 and March 12 respectively with locations and times to be determined.

### ***Pottstown Metropolitan Regional Planning Committee Liaison Report***

Mr. Hiriak provided an update on the January meeting of the Regional Planning Committee. He said Ms. Elliott presented a letter to the Committee with respect to the Planning Commission's position on the Committee's request to allow low density housing in the Regional Commerce areas. The Committee was persuaded to not make this change. He said there was also a presentation on Transfer of Development Rights at the meeting.

There being no other business, a motion was made by Mr. Hiriak, seconded by Mr. Cebular, and unanimously approved by a 5-0 vote to adjourn the meeting at 7:49 p.m.

The next meeting of the Planning Commission is scheduled for February 25, 2008 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager