

**LOWER POTTS GROVE TOWNSHIP  
PLANNING COMMISSION**

*Meeting Minutes for February 25, 2008*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, February 25, 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

A motion was made by Mr. McGroarty, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote to approve the minutes of January 28, 2007.

**OLD BUSINESS**

**(#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 CMC Engineering, dated 02-08-2008, and consisting of three (3) sheets].

The applicant, Heather Geissler, of the Geissler Group, Inc. and her attorney, James Markofski, represented this application. Mr. Markofski discussed a meeting he and Ms. Geissler attended with Township staff to determine the best solution for the parking at 5 Sunnybrook Road. It was decided that pull-in, reverse-out parking was the best solution. To make this safer, they decided to stripe the tapered portion of the parking area to discourage parking in the area and install a "Hidden Driveway" sign on Sunnybrook Road to the north of the lot. The applicant would have two parking spaces and a handicap parking space to meet the requirements of the zoning ordinance.

Ms. Geissler said she will be installing lighting that is similar to the Sanatoga Village concept. Ms. Ebling said she would like the applicant to make sure one of the lights on Lot 1 was not too close to a tree to prevent it from having the proper effect. She also asked the applicant to show lighting on Lot 2. Ms. Geissler said there is an existing flood light on the building and would have it shown on the plan.

Ms. Ebling said she would also like Note 15 on the Plans revised to clarify that the right-of-way would be automatically offered for dedication to the Township and no new buildings placed within it if either or both of the buildings is removed.

Mr. Dinnocenti asked about public water on the site. Ms. Geissler said she would be connecting Lot 2 to public water and Lot 1 would remain on the existing well. Both properties are on public sewer.

**Action:** A motion was made by Mr. Cebular, seconded by Mr. McGroarty, and unanimously approved by a 5-0 vote to recommend approval of the waivers as noted on the Plan set dated February 8, 2008.

**Action:** A motion was made by Mr. McGroarty, seconded by Mr. Dinnocenti, and unanimously approved by a 5-0 vote to recommend approval of this minor subdivision plan.

**(#07-11) Specht Office Complex, *Sketch Land Development*:** proposal to develop two office buildings totaling 32,906 sq. ft. on a 4.08 acre lot with an existing 17,951 sq. ft. office building at 1800 East High Street in the LCO Limited Commercial Office District in the Sanatoga Village District, Flood Plain Conservation District, and Steep Slope Conservation District. [Plans prepared by Systems Design Engineering, Inc. dated 11-10-2007, last revised 02-14-2008, and consisting of 2 pages].

Mr. Dailey recused himself from discussion on this project.

The applicant David Specht, his architect Don Wirt, and his engineer Kevin Mohn, represented this application. The applicant presented revised plans based on Planning Commission comments from the original sketch plan and several meetings with staff. The applicant explained that under the current design, Building 2 and 3 were moved closer to the street, which eliminated one row of parking in the front yard. Building 3 was totally removed from the floodplain and Building 2 was raised so the first floor, while in the floodplain, would be parking. The second and third floors would be raised above the parking area and out of the flood plain. In addition, the applicant said they would consider making the current entrance, which is close to the intersection of Sunnybrook Road and High Street, one way in to reduce the traffic cuing at the intersection.

This plan would require a conditional use for impervious surfacing within the flood plain and building on steep slopes. It would also require zoning relief for buildings within the floodplain (for building 2 which would be on stilts), parking in the front yard, and a reduction in the amount of parking spaces.

Mr. Dinnocenti asked about the underground stormwater management system which would be in the floodplain. Mr. Mohn said they have not engineered the plans enough to know whether or not it would work, but said he was confident that it would.

Mr. Cebular asked if the buildings were too big for the lot to allow enough parking. The applicant said they would look into the size before they fully design the project.

Mr. Edmond said he did not have any comments at this time since it was just at the sketch plan phase. He said that he would be concerned about internal circulation and environmental issues in relation to the floodplain and steep slopes.

Mr. Bill Wolfgang, a resident, asked about the elevator for Building 2 and whether or not it could potentially be flooded. Mr. Wirt explained that the elevator was outside the 100 year floodplain, but said he would be investigating elevators with mechanical equipment that would be located on the roof rather than in the basement as is commonly the case.

**Action:** No action was taken on this plan.

## **NEW BUSINESS**

None.

## **OTHER BUSINESS**

### ***Open Space Plan Amendment***

The Planning Commission took no action on this amendment.

### ***Planning Studies***

Ms. Elliott gave updates on both the 422-Sanatoga Interchange Planning Study and the Community Revitalization Plan. She said both would be having public meetings in March: the Community Revitalization

Plan public meeting would be Thursday, March 6, 2008, and the Sanatoga Interchange Meeting would be Wednesday, March 12, 2008. Both would be held in the cafeteria of the Pottsgrove High School at 7 p.m.

***Planning Commission Comments***

Mr. Dinnocenti asked the Planning Commission to consider a policy on asking new development projects and/or redevelopment projects to be required to connect to public water. Should there be a requirement that development within a certain number of feet from a waterline must connect to public water? Ms. Elliott said she would ask the Authority to consider this and make a recommendation to the Planning Commission so it can make a recommendation to the Board of Commissioners.

There being no other business, a motion was made by Mr. Dinnocenti, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote to adjourn the meeting at 7:23 p.m.

The next meeting of the Planning Commission is scheduled for March 17, 2008, at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager