

**LOWER POTTSBORO TOWNSHIP
PLANNING COMMISSION**

Meeting Minutes for March 17, 2008

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, March 17, 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. Hiriak, seconded by Mr. Cebular, and unanimously approved by a 5-0 vote to approve the minutes of February 25, 2008.

OLD BUSINESS

(#06-04) Zuber, Amended Site Plan: proposal to substitute sidewalks along Willow Road for the originally proposed widening of Willow Road to provide on-street parking at 2111 and 2117 East High Street in an R-4 Residential District with an SV Sanatoga Village District Overlay (Plans originally approved by the Board of Commissioners November 16, 2006). [Plans by CMC Engineering dated 03-08-2006, last revised 03-03-2008, and consisting of 8 sheets]

No representative of the applicant was present at this meeting. Ms. Elliott gave a brief overview of the plan. Ms. Elliott said the applicant intended to present a revised site plan which would install sidewalks along Willow Road in place of widening Willow Road. She said there were two outstanding items that she wanted the applicant to address before receiving a recommendation from the Planning Commission:

- Provide access easements between the two properties for parking and pedestrian access in case the two properties are conveyed to separate parties.
- Provide additional handicap parking spaces to meet ADA requirements.

The Planning Commission said it was generally supportive of these items.

Action: No action was taken at this meeting.

(#06-15) Tanager Woods Development Group, LLC, Amended Site Plan: proposal to reconfigure the parking lot to add six more spaces and associated lighting, stormwater, and landscaping improvements at 20 First Avenue on .448 acres in an R-4 Residential District with an SV Sanatoga Village District Overlay (Plans originally approved by the Board of Commissioners March 5, 2007). [Plans prepared by ProTract Engineering, Inc., 2461 East High Street, Suite M12, Pottstown, PA, 19464, dated 10-06-2006, last revised 03-05-2008, and consisting of seven sheets].

John McMenamin, the applicant, represented this project. This project has been amended to provide more parking spaces to meet the need of a prospective purchaser of this property. Mr. McMenamin explained that the revised plan calls for 18 parking spaces, which will support a building of 4,500 gross sq. ft. He explained that the parking spaces would be 9.5 feet wide, as required by ordinance, and would require additional

impervious surface on the site and that the stormwater systems on the site were designed to be oversized so and should be able to handle additional stormwater from the new parking spaces. He also asked the Planning Commission to consider supporting a waiver from the requirement to show features within 400 feet of the site, but would not require additional relief with the revised plan.

Mr. Edmond said he had no comments on the revisions. Ms. Ebling said she has a review letter forthcoming, and had some questions on the stormwater piping and infiltration.

Action: A motion was made by Mr. Dinnocenti, seconded by Mr. Cebular, and unanimously approved by a 5-0 vote, to recommend granting a waiver from §602.C.(1) of the SALDO which requires features within 400 feet of a site to be included on plans.

Action: A motion was made by Mr. McGroarty, seconded by Mr. Cebular, and unanimously approved by a 5-0 vote, to recommend granting approval of the amended site plan subject to a satisfactory review letter from the Township Engineer.

NEW BUSINESS

North Charlotte Street LP, 1400 North Charlotte Street

George Spaeder of Rosedon Development Company, LLC presented a preliminary sketch for development at this site. He explained that Rosedon has recently acquired this site, also known at the Genuardi's/Rickels site and their plans for revitalizing the site. Plans include "greening" the site by including more landscaping, regrading part of the site, and improving the architectural and aesthetic appearance of the site. He further explained some of the challenges of the site, including asbestos abatement in the building.

The Planning Commission was very supportive of plans to improve this site and looked forward to seeing formal plans submitted.

Action: No action was taken at this meeting.

OTHER BUSINESS

Proposed Regional Planning Committee Report

Mr. Hiriak said the February meeting of the Regional Planning Committee had a presentation by Mr. Edmond on the County's passenger rail study, which will determine whether a passenger rail line from Norristown to Pottstown and beyond is feasible. Pottstown Borough also gave a presentation on its Strategic Planning document which looked at ways to improve the Borough's economic status.

Planning Studies

Ms. Elliott gave updates on both the 422-Sanatoga Interchange Planning Study and the Community Revitalization Plan. The final public meeting for the Community Revitalization Plan was held March 6 and a meeting to introduce the preliminary draft plan of the Sanatoga Interchange Study was held on March 12. Both meetings were well-attended and the Township will be accepting comments until April 15 for the Community Revitalization Study and April 19 for the Sanatoga Interchange Study. Full versions of both plans are available on the Township website for download. Mr. Dailey said he was surprised that there was good attendance at both meetings.

There being no other business, a motion was made by Mr. Cebular, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote to adjourn the meeting at 7:11 p.m.

The next meeting of the Planning Commission is scheduled for April 21, 2008, at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager