

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

Meeting Minutes for April 21, 2008

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, April 21, 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. Dinnocenti, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote to approve the minutes of March 17, 2008.

OLD BUSINESS

(#06-04) Zuber, Amended Site Plan. proposal for a 3,350 sq. ft. addition to 2111 East High Street and a 2,050 sq. ft. addition to 2117 East High Street, the substitution of sidewalks along Willow Road for the originally proposed widening of Willow Road, and reconfiguration of the site layout to provide sufficient on-site parking for both lots 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 03-03-3008, and consisting of 8 sheets]

Mr. Dailey recused himself from discussion and voting on this application due to a potential conflict of interest.

The applicant did not represent this application. Ms. Elliott gave the Planning Commission an overview of the project and explained the changes that had taken place. She explained that there would not be shared access between 2111 and 2117 East High Street because they are separate lots and Mr. Zuber did not want to provide access easements between the two properties. 2111 East High Street would enter and exit the proposed parking lot from the alley behind the site. 2117 East High Street would have entrances and exits on both High Street and the rear alley. She further explained that the parking spaces on the eastern side of 2111 East High Street encroached onto 2117 and Mr. Zuber had agreed to provide an easement to allow that encroachment. There is adequate parking and handicap access for both lots. She said Township staff did not have any objections to recommending approval for this application.

Mr. Edmond asked if there was a grass strip between Willow Road and the sidewalk. Ms. Elliott said there was; however the sidewalk on East High Street, which is pre-existing, does not have a grass strip.

Action: A motion was made by Mr. Hiriak, seconded by Mr. McGroarty, and unanimously approved by a 4-0 vote, to recommend approval of this application to the Board of Commissioners.

(#08-01) Pottstown Medical Building Associates, LLC, Minor Subdivision & Land Development Plan. proposal to subdivide the 20.3-acre Home Depot site into an 18.4 acres 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 . [Plans prepared by Conver and Smith Engineering, Inc., dated 01-09-2008, last revised 02-22-2008, and consisting of eight sheets].

Dave O'Donnell, the applicant's representative, and Tim Smith, the Applicant's engineer, represented this application. Mr. Smith began by discussing the MCPC review letter, which he said dealt mainly with design issues. The MCPC review letter called for more sidewalk connections on the site and Mr. Smith and Mr. O'Donnell argued that placing sidewalks along the north side of the entrance drive (along their proposed southern property line) would be difficult because there is a three-one slope. They believed the sidewalks on the Aldi side of the access drive would be sufficient. They also stated that they would be ok with a crosswalk and sidewalk running parallel to Armand Hammer Boulevard from the Aldi site to the front door.

The Township Engineer's review letter requested the applicant consider granting a 20-foot trail easement along the entire northern border of the property from Armand Hammer Boulevard to Moser Road for a future trail connection. Mr. O'Donnell did not like the request because he did not see a reason and he did not know if Home Depot would be willing to grant the request. After some discussion, they said they would consider a 20 foot easement along the northern side of their lot; they would talk to Home Depot about the remainder of the easement.

In the zoning comments of the Township Engineer's review letter, the applicant stated that they intend to provide additional lighting under the canopy of the building and will be providing lights that are similar to Home Depot's light, but lower in height. The building will be 21 feet, well within the 35-foot height limitation. The applicant agreed to provide a detail for the dumpster and will take another look at handicap parking requirements for the site. The Township also questioned the applicant's need for 21 parking spaces more than required by the ordinance and suggested the applicant remove nine of the parking spaces in favor of a planting area. The applicant said they believe that every parking space will be needed based on their projected use patterns. This site will be a merger of three different facilities, all of which have experienced a shortage of parking spaces at their current locations.

Under the Township Engineer's subdivision and land development comments, the applicant said they will comply with items 1-4, 6 and 10. The applicant and Township Engineer agree to look further into the stormwater to bring the facilities into compliance with the stormwater management ordinance which was passed after the original stormwater facilities were developed. The applicant intends to request waivers from the following sections: §602.C(1), §602.C(2), §602.C(3), and §1009.3.D(1) of the SALDO and §304.G, §304.I, and 401.D.5 of the Township's Stormwater Management Ordinance and will provide a formal waiver letter to the Township.

The applicant agreed to comply with comments 1-7 of the Engineers general comments. The applicant's engineer agreed to work with the Township Engineer on the stormwater comments. They also intend to comply with the Authority Engineer's review letter.

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 applicant's waiver requests: §602.C(1), §602.C(2), §602.C(3), and §1009.3.D(1) of the Township's SALDO and §304.G, §304.I, and 401.D.5 of the Township's Stormwater Management Ordinance.

Action: A motion was made by Mr. Cebular, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote to recommend approval of this application conditioned up the requirement that the concerns in the Township Engineer's review letter of April 18, 2008, are resolved to the satisfaction of Township Staff before it is considered by the Board of Commissioners.

NEW BUSINESS

None.

OTHER BUSINESS

Pottstown Metropolitan Regional Planning Committee Report

Mr. Hiriak said there was no report.

Planning Studies

Ms. Elliott said the Board of Commissioners will be holding a meeting on April 24 with the owners of the large parcels in the Sanatoga Interchange area to hear their comments on the study. The Community Revitalization Plan project is wrapping.

Water Connections

Mr. Dinnocenti asked if the Authority had weighed in on requiring mandatory connection to public water for all subdivision and land development projects. Ms. Elliott said she had talked to Bill Dingman, the Authority engineer. He responded that he would like to make connection to public water mandatory; however, the Township would need to weigh the public health benefits against the economic benefits. She explained that if the Township wants to encourage people to develop along the High Street corridor they need to consider the economic impacts of such requirements. Mr. Dinnocenti said he did not agree that connecting to public water was unnecessarily expensive and that the Board of Commissioners would consider waivers to the requirement.

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 7:30 p.m.

The next meeting of the Planning Commission is scheduled for May 19, 2008 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager