

**LOWER POTTS GROVE TOWNSHIP  
PLANNING COMMISSION**

*Meeting Minutes for May 19, 2008*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, May 19, 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  
Rodney Hawthorne, Township Manager

A motion was made by Mr. Cebular, seconded by Mr. McGroarty, and unanimously approved by a 5-0 vote to approve the minutes of April 21, 2008.

**ACCEPTANCE OF NEW APPLICATIONS**

A motion was made by Mr. McGroarty, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote to accept the final land development plan application for #06-05, Buchert Ridge Community, Inc. Phase II.

**OLD BUSINESS**

(#06-05-F) **Buchert Ridge Community, Inc. Phase II**, *Final Land Development Plan*: proposal for a 38-unit, mixed-use, age-restricted community consisting of singles, doubles, triples, and garden apartments; a community center, two four-bay garages, and a bus turnaround on 5.96 acres in an R-2 Residential District. Preliminary Plan was approved by the Board of Commissioners June 26, 2007. [Plans by ProTract Engineering, Inc. dated 12-04-2006, last revised 04-28-3008, and consisting of 13 sheets]

Mr. Dinnocenti abstained from discussion and action on this project due to a potential conflict of interest.

Mr. John McMenamin, the applicant's engineer, Gary Gearhart and Wil Hallman of WHRD, represented this application. Mr. McMenamin acknowledged that he and the applicant had received the most recent review letters from the Township and Authority engineers, both dated May 15, 2008, and the Fire Marshal, dated May 13, 2008. He said the applicant intends to comply with the comments made in those review letters. Mr. McMenamin also showed pictures of what the retaining wall along the entrance of Ludwig Lane will look like when complete.

**Action:** A motion was made by Mr. Cebular, seconded by Mr. McGroarty, and unanimously approved by a 4-0 vote, with Mr. Dinnocenti abstaining, to recommend approval of this application conditioned upon the items outlined in the draft Resolution #717-A.

**NEW BUSINESS**

None.

**OTHER BUSINESS**

***Pottstown Metropolitan Regional Planning Committee Report***

Ms. Elliott said the Regional Planning Committee discussed the following at their April meeting:

- Inter-Regional Planning Cooperative – a cooperative of five other regional planning bodies in the region.
- Amendments to the Inter-Municipal Cooperation Agreement to allow greater latitude for projects that disagree with the Regional Plan specifically but meet the greater regional good.
- Beginning discussions on a regional parks and recreation organization – the Pottstown Health & Wellness Foundation will begin the process of studying the feasibility of this idea in the summer.

The next meeting is May 28, 2008, at 7 p.m. in the Tri-County Chamber's offices.

***Planning Studies***

The Township received formal comments from the owners of property in the Sanatoga Interchange area and the Montgomery County Planning Commission. It will be reviewing these comments, along with other public comments and considering revisions to the plan. The Township is awaiting final copies of the Community Revitalization Plan. The Board will consider adoption of the plan as soon as it receives the copies.

Mr. Tony Doyle asked questions about the Home Depot project and pedestrian access.

There being no other business, a motion was made by Mr. McGroarty, seconded by Mr. Cebular, and unanimously approved by a 5-0 vote to adjourn the meeting at 6:40 p.m.

The next meeting of the Planning Commission is scheduled for June 16, 2008 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager