

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

Meeting Minutes for July 21, 2008

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, July 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
Nicolas Hiriak
Ronald Dinnocenti
Michael McGroarty

Alyson Elliott, Assistant Manager
Susan Ebling, Engineer
Matthew Edmond, MCPC
Lew Babel, Fire Marshal

A motion was made by Mr. Dinnocenti, seconded by Mr. McGroarty, and unanimously approved by a 5-0 vote to approve the minutes of June 16, 2008.

ACCEPTANCE OF NEW APPLICATIONS

A motion was made by Mr. Cebular, seconded by Mr. McGroarty, and unanimously approved by a 5-0 vote to accept the Preliminary/Final Plan application for #08-02, North Charlotte Street Pottstown, LP.

OLD BUSINESS

#08-02) **North Charlotte Street Pottstown, LP, Preliminary/Final Plan:** proposal to consolidate two parcels into one 7.638-acre parcel with an 84,000 sq. ft. six-tenant building and a 15,000 sq. ft. pad building, with associated lot improvements to include landscaping at 1400 North Charlotte Street in the SC Shopping Center District. [Plans prepared by Wilkinson Associates, Inc. dated 06-20-2008, and consisting of ten (10) sheets].

This application was represented by Mike Spaeder of Rosedon Development Company, LLC; the applicant's engineer, Mike Sodl of Wilkinson Associates, Inc.; the applicant's attorney, Bill Brennan of Butera Beausang Cohen Brennan; and the applicant's planner, Pat Stewart of Orsatti & Associates, Inc.; and the applicant's traffic consultant, John Pyne of Traffic Planning & Design.

The applicant presented a set of plans that were different from those sent to the Township for staff and Planning Commission review prior to this meeting.

Mr. Brennan explained that the zoning hearing board granted the variance requested at their July 15, 2008 hearing and asked the Planning Commission to consider a recommendation at this meeting.

Mr. Stewart explained the changes made in the new plan:

- The parking spaces along the rear of the property line were removed to improve turning radii
- Added sidewalk into the shopping center from School Lane.
- Added buffers for the loading zone on the pad site and created a buffer to separate parking keep parking spaces away from the main access road.
- As per the zoning decision, the applicant must provide 420 parking spaces, at a minimum. They show 428 on the plan. The School District may use the parking lot for special events.

- The site plan adds one-half an acre of green space to the lot. They are required to have 112 trees on the site; the zoning decision requires at least 75 trees and they are showing 84 trees.

Mr. Sodl said they intend to comply with all requests in the Township Engineer's review letter of July 17, 2008. He said they would add to their waiver requests, a request for a waiver from the requirement to perform infiltration testing (#6 under Stormwater Management Comments). The applicant also intends to repair the endwall and severe streambank erosion on the stream across School Lane.

Mr. Pyne provided a plan that analyzed fire truck movements on the site. According to the analysis, trucks can enter an exit the site at all access points. They can also maneuver around both the pad site and existing building. He also stated that he believes the proposed number of parking spaces is adequate and reasonable for the proposed uses. Mr. Pyne said he and the applicant will work with the Township and PennDOT to determine the need for a traffic light along North Charlotte Street.

Mr. Babel reviewed the plans offered by Mr. Pyne and made the following comments:

- He asked that the curb radii be cut back in certain areas
- He asked that three spaces be removed at the back of the building to provide better access to the fire connection. Mr. Spaeder offered to move the connection to a better location with a five inch connection.
- Mr. Babel asked for a five inch connection on the hydrants. Mr. Spaeder agreed to retrofit the existing hydrants.
- He confirmed that there is an eight percent grade change, a four inch line for the pad site sprinklers, and an eight inch line for the main building.
- He said there is plenty of water pressure for the site.
- He said they provided sufficient space in the front of the building for fire access.

Mr. Pyne also explained that they have not submitted a Highway Occupancy Permit because they are waiting until school opens to get traffic counts. The applicant acknowledged that Use & Occupancy permits would not be issued for the rest of the project's tenants until the project receives an HOP.

Mr. Dinnocenti asked how a Use & Occupancy permit could be issued for the Planet Fitness project if the rest of the site was under construction. Ms. Elliott said she, the Township Engineer, and Codes Enforcement Officer would review the site to ensure that both the building and site were safe before issuing a U&O.

Mr. McGroarty said he strongly believes that the sidewalks should be completed prior to approval. Mr. Spaeder said it would be done.

Mr. Dinnocenti asked about drainage – it was changing from a sheet flow to a concentrated flow with the new design – isn't the situation being made worse? Mr. Sodl said 23 inlets have been added to the site to collect the water.

Mr. Hiriak asked about lighting. Mr. Spaeder said a lighting plan is being developed and will be presented to staff in the next week and the Planning Commission at the next meeting.

Mr. Spaeder said he will also bring drawings with the facades next month. He said the colors will be tans and browns. It will have stone pillars, hardy backer planking for siding, shingled roof, and large store front windows.

Mr. Dinnocenti asked about the 100 foot right-of-way mentioned in the Engineer's review letter. Ms. Ebling explained that the Township has the right to take the right-of-way, which is now 60 feet. The Township does

not intend to take the right-of-way, but has officially put the applicant on notice that it may be required to give up this right-of-way, if required in the future. It is currently shown on the plans.

Mr. Cebular said he is concerned with phasing and ensuring that everything is safe for patrons of the site. Mr. Spaeder said he would ensure that the site is safe. He intends to use safety fencing to prevent people from entering the construction portion of the site.

Mr. Babel said he is satisfied with the applicant's presentation for his fire safety concerns.

Mr. John Palladino, a resident of 1557 Kauffman Road, had several questions regarding the plan. He said many of his questions we answered; however, he expressed concern that the drainage system would not work as laid out. He was concerned that there was no place to put snow. Mr. Spaeder said the islands were a place to put snow and they may lose some spaces in order to pile additional snow. If the snow fall is large enough, he said they will make arrangements to ship the snow elsewhere. He added that he believes the drainage on site is adequate; his engineer provided calculations for the Township's Engineer and County Conservation District to review. Ms. Ebling said the calculations were adequate; however, she is working with the applicant's engineer on the placing of some of the inlets.

Mr. Anthony Doyle, Township Commissioner, asked about the size of parking spaces. The applicant received a waiver to make the spaces 9'x18' in order to meet the parking requirements; however, many of the spaces are 9½'x18'. Ms. Elliott stated that the Township's ordinance allows for parking spaces of this size in other zoning districts and staff could support spaces of this size. Mr. Doyle said he would like spaces to be larger.

The applicant submitted a waiver request letter dated July 21, 2008, for the Planning Commission's consideration.

Action: A motion was made by Mr. Hiriak, seconded by Mr. Dinnocenti, and unanimously approved by a 5-0 vote to recommend approval of the waivers requested in the Wilkinson & Associates, Inc. July 21, 2008, letter.

Action: It was requested that the applicant provide the Township with revised plans showing the new parking lot layout and other changes proposed in the plans shown to the Planning Commission for staff to review and provide comments.

NEW BUSINESS

None.

OTHER BUSINESS

Pottstown Metropolitan Regional Planning Committee Report

Ms. Elliott reported that the Committee approved Kurt Holloway's revisions to the Intergovernmental Cooperation Agreement at their July meeting. It is anticipated that it will be formally adopted by the municipalities at the end of the year. Pottstown Health & Wellness Foundation will begin Regional Parks & Recreation study in September. A new County initiative on reducing greenhouse gas emissions was presented at the meeting. Ms. Elliott briefly outlined some of the things the Township is doing to reduce emissions. There will not be a July meeting.

The next meeting of the PRMPC is August 27, 2008.

Planning Studies

The Township and Consultants are still reviewing comments made by land owners, developers, MCPC and other groups on the Sanatoga Interchange Plan. Adoption of the Community Revitalization Plan is scheduled for July 24.

Public Comment

Mr. Bill Wolfgang commended the Planning Commission for not approving the North Charlotte Street plan at the meeting. He said there were too many outstanding issues that needed to be addressed before the Planning Commission could recommend approval.

Mr. Frank Wojton submitted a letter to Mr. Dailey requesting that his property be taken out of the Sanatoga Interchange study area and to have it remain in the R-3 Residential zoning district. Mr. Wojton said he was not ever notified about the study and expressed his concern about the setback rules. The setbacks were clarified for Mr. Wojton, he was informed of the process of rezoning, told that all property owners in the study area were sent letters notifying them about the project and public meetings, and he was told that he should approach the Board of Commissioners with his request to be removed from the study area.

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 7:47 p.m.

The next meeting of the Planning Commission is scheduled for August 18, 2008 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager