

**LOWER POTTSGROVE TOWNSHIP  
PLANNING COMMISSION**

*Meeting Minutes for August 18, 2008*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, August 18, 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

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

A motion was made by Mr. Cebular, seconded by Mr. Hiriak, and unanimously approved by a 4-0 vote to approve the minutes of July 21, 2008.

**ACCEPTANCE OF NEW APPLICATIONS**

None.

**OLD BUSINESS**

**(#06-15) 20 First Avenue (Tanager Woods Development Group, LLC)** Request for Additional Waiver.

Ms. Ebling explained the August 14, 2008, letter from ProTract Engineering, requesting a waiver from §304.I of the Township's Stormwater Management Ordinance. Revisions to the site which were conditions of approval by the Board of Commissioners created a noncompliance with this section of the ordinance. Ms. Ebling said she supported this waiver because the Applicant has stormwater quality measures on site that technically do not count as water control measures, but do serve to partially meet the goals of this section of the ordinance.

**Action:** A motion was made by Mr. Dinnocenti, seconded by Mr. Cebular, and unanimously approved by a 4-0 vote to recommend approval of the waiver from §304.I of the Township's Stormwater Management Ordinance for 20 First Avenue.

**(#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. multi-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, last revised 07-28-2008, and consisting of eleven (11) sheets].

This application was represented by George 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, Joe Orsatti of Orsatti & Associates, Inc.

Prior to the meeting, the Applicant and the Planning Commission were presented with a draft of Resolution #780 outlining conditions for approval of the plan. The following conditions were discussed for addition to those listed on the draft Resolution:

- The Applicant should present architectural drawings to the Township for review and approval prior to submission of a building permit for the pad site.
- The Applicant should add ornamental lights along the access drive from School Lane.
- The Applicant should look into more ornamental lights for the pad site building.
- The Applicant should work with Pottstown Area Rapid Transit to coordinate public transportation service to the site.
- The Applicant should include curbing along the entire length of North Charlotte Street, unless PennDOT requires them not to.
- The Applicant should work with Township staff to determine if the striped area on the parking lot could be turned into a landscaped island.

The Applicant agreed to the conditions outlined in Resolution #780 and those discussed at the meeting.

**Action:** A motion was made by Mr. Dinnocenti, seconded by Mr. Hiriak, and unanimously approved by a 4-0 vote to recommend approval of the preliminary/final land development application conditioned on the items outlined in Resolution #780, revised as per the comments of the Planning Commission.

#### NEW BUSINESS

Mr. Dailey welcomed Mr. Joe Nixon of the Montgomery County Planning Commission. Mr. Nixon will be transitioning into Mr. Edmond's position as community planner for Lower Pottsgrove over the next few months so Mr. Edmond can focus on his increasing transportation planning responsibilities for the County. Mr. Dailey and the Planning Commission welcomed Mr. Nixon and expressed their gratitude to Mr. Edmond for his service to the Township.

#### OTHER BUSINESS

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

There was no meeting in July. The next meeting of the PRMPC is August 27, 2008.

##### ***Planning Studies***

The Community Revitalization Plan was adopted on July 24 and the Township is pursuing the grants received under the community revitalization implementation grants.

The Township and Simone Collins have met with the Sanatoga Interchange developers on several occasions to discuss the plan and zoning in the area. Township staff and Simone Collins are working toward adopting Interchange Zoning and the Interchange Master Plan by December 1. Ms. Elliott said she would like to do an overview presentation of the proposed zoning at the September meeting to gain Planning Commission input before the ordinances are finalized.

The Township, consultants, and developers have also met with Limerick Township, Limerick interchange developers, and PennDOT to discuss transportation infrastructure concerns for the Interchange. Discussion has centered on the magnitude of improvements needed to the Interchange area and how to pay for them. Limerick Township has hired a lobbying group, Delta Development, to lobby for State and Federal transportation dollars to help fund some of the work. The Lower Pottsgrove Board of Commissioners is planning to meet with Delta Development to determine if this is a good course of action for Lower Pottsgrove.

##### ***Ordinances***

Mr. Edmond reported that he and staff have wrapped up most of the residential districts in the zoning rewrite and are moving onto the next sections of the zoning ordinance. Ms. Elliott reported that she is

finalizing the Natural Features Ordinance and some SALDO revisions which were requested by 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 4-0 vote to adjourn the meeting at 6:47 p.m.

The next meeting of the Planning Commission is scheduled for September 15, 2008 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager