

**LOWER POTTSBROOK TOWNSHIP  
PLANNING COMMISSION**

*Meeting Minutes for September 15, 2008*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, September 15, 2008. The meeting was called to order by Vice Chair, Frank Cebular, at 6:30 p.m. and the following were in attendance:

Frank Cebular, Vice Chair  
Nicholas Hiriak  
Ronald Dinnocenti  
Michael McGroarty

Alyson Elliott, Assistant Manager  
Susan Ebling, Engineer  
Matthew Edmond, MCPC  
Joe Nixon, MCPC

A motion was made by Mr. Dinnocenti, seconded by Mr. Hiriak, and unanimously approved by a 4-0 vote to approve the minutes of August 18, 2008.

**ACCEPTANCE OF NEW APPLICATIONS**

A motion was made by Mr. Hiriak, seconded by Mr. McGroarty, and unanimously approved by a 4-0 vote to accept new application, #2008-03A Sunnybrook C-7 (Tri-County Urologic Associates), an amended site plan.

**OLD BUSINESS**

(#2008-03A) **Sunnybrook C-7 (Tri-County Urologic Associates, Amended Site Plan.** proposal to develop a two-story, 25,500 square foot medical office building and associated lot improvements on a 2.96 acre lot at 20 Sunnybrook Road in the R-4 Residential District with the SV Sanatoga Village and PMD Planned Mixed Use overlay districts. [Plans prepared by Irick Eberhardt & Mientus, Inc. dated 08-25-2008, and consisting of eleven (11) sheets].

This application was represented by the applicant's engineer, Bob Irick of Irick Eberhardt & Mientus, Inc. and the applicant's architect, Al Wulff of Wulff Architects, Inc. Mr. Irick explained that is application is amending a previously amended site plan for this project for Heritage. The property was sold to Tri-County Urologic Associates, which would like to expand the approved a one-story 15,000 square foot building to a two-story 25,500 square feet doctor's office with 102 parking spaces. Mr. Irick explained that the layout changed slightly to accommodate the additional building size and parking spaces, but keeps the intent of the approved plan. Mr. Irick commented on the September 11, 2008 Township Engineer's review letter. He said the applicant intends to comply with most of the comments in her letter, but is planning to request waivers for the following items and will provide a waiver request letter for the next meeting:

1. §511 for stormwater BMPs.
2. §515 and §1004.A partial waiver for spacing of shade trees around the storm sewer.
3. §602.C(1) partial waiver from the requirement to show all features within 400 feet of the property line.
4. §1003.2.A partial waiver from the requirement to place landscaping islands every 10 parking spaces.
5. §304.G. which requires that there be no increase in the volume of stormwater for the 2-year storm.
6. §401.D(6) which requires that all storm pipes meet PennDOT's DMII 100 year life expectancy criteria.

Mr. Dinnocenti was concerned that the parking space requirements for a doctor's office were too lenient. Ms. Elliott said the Township is working on the revision to the Township Zoning Ordinance and would look at parking requirements for various uses to see if the requirements are appropriate.

Mr. Wulff addressed the Engineer's comment regarding §2808.2 of the Zoning Ordinance which requires that the greatest dimension of an exterior wall not exceed 125 feet. There was discussion on how to reduce the building dimensions. The applicant would revise building design based on comments at the meeting.

Ms. Ebling stated that she was concerned about the proposal to pipe stormwater directly into Spragels Run and would like to see provisions for infiltration and/or other BMPs. The applicant stated that the previous site plans' stormwater was set up in this manner. Ms. Ebling said that the DEP's stormwater management manual was significantly revised since the plan was last approved and she did not think the plan would receive an NPDES permit as is. Mr. Dinnocenti said he thought there was plenty of room for a seepage basin on the site.

Mr. Nixon said his letter will support Ms. Ebling's review letter and would like to see some of the swales become BMP basins and possibly some of the parking islands become bioretention basins to help with the stormwater concerns. He said he will also include some alternatives to the use of white pines as a buffer and explained that they are very over used, and as they age, they tend to thin out and not be good buffer trees.

Mr. Edmond commended the applicant for their work on the building aesthetics. He suggested that the applicant dress up the back side of the building so it looks like a front façade, since it will be what people see from the street.

**Action:** There was no action at this meeting. The applicant will submit revised plans for review.

#### NEW BUSINESS

North Charlotte Street Pottstown, LP Grading Permit. Ms. Ebling explained that the applicant had submitted a grading permit for the project, which the Planning Commission recommended for approval at its last meeting. She reviewed the application and reported that she would recommend approval of the permit.

**Action:** A motion was made by Mr. Dinnocenti, seconded by Mr. McGroarty, and unanimously approved by a 4-0 vote to recommend approval of the grading permit for North Charlotte Street Pottstown, LP.

#### OTHER BUSINESS

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

Ms. Elliott reported that she did a brief introduction of the conceptual plan for the Interchange Zoning districts to see if there were any serious objections to the concepts. Douglass Township made suggestions for a zoning overlay to allow a shopping center off County Line Road, Holly Road and Route 100. They have been asked to do a specific or master plan before the Regional Planning Committee would comment. There was a brief update on the Regional Parks and Recreation Study being done by the Pottstown Area Health and Wellness Foundation and the work being done by the Northern Federation of Chester County communities. The next meeting of the PRMPC is September 24, 2008.

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

Ms. Elliott did a presentation on the ordinances that she would like to have considered for adoption on or around December 1, 2008. The ordinances included a new Suburban Residential (SR-4) District, a revised Gateway Interchange (G-IN) District, a new Gateway Mixed Use (G-MU), a new Natural Features Ordinance, and General SALDO Revisions. She said she anticipates having full copies of the ordinances to the Planning Commission at their next meeting for further review.

There being no other business, a motion was made by Mr. McGroarty, seconded by Mr. Hiriak, and unanimously approved by a 4-0 vote to adjourn the meeting at 8:00 p.m.

The next meeting of the Planning Commission is scheduled for October 20, 2008 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager