

**LOWER POTTS GROVE TOWNSHIP  
PLANNING COMMISSION**

*Meeting Minutes for November 17, 2008*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, November 17, 2008. The meeting was called to order by Vice Chair, Frank Cebular, at 6:35 p.m. and the following were in attendance:

Frank Cebular, Vice Chair  
Ronald Dinnocenti  
Michael McGroarty

Alyson Elliott, Assistant Manager  
Scott Exley, Engineer  
Matthew Edmond, MCPC  
Joe Nixon, MCPC

A motion was made by Mr. Dinnocenti, seconded by Mr. McGroarty, and unanimously approved by a 3-0 vote to approve the minutes of October 20, 2008.

**ACCEPTANCE OF NEW APPLICATIONS**

None.

**OLD BUSINESS**

(#2008-01P/F) **Pottstown Medical Building Associates, LLC**, *Preliminary/Final Subdivision & Land Development Plan*: request for review and comment on proposed building elevations for a one-story, 11,760 square foot medical office building at 293 Armand Hammer Boulevard in the IN Interchange District [Elevations prepared by lscdesign, dated 11-03-2008, and consisting of one (1) sheet].

This application was represented by Dave O'Donnell, a representative of Pottstown Medical Building Associates, LLC. As per one of the conditions in the approval resolution for this project, the applicant submitted elevations of their proposed design to the Planning Commission for review and comment. There was discussion about possible ways to reduce the long blank wall with shrubbery and lighting techniques that the applicant agreed to.

The applicant stated that they are one step away from being granted their NPDES letter, which is conditioned upon Act 537 Plan sign off for their sanitary sewer facilities. They are waiting for a letter from Home Depot acknowledging that they are allowed to use their capacity.

Mr. Exley said he had been reviewing the applicant's escrow submission and noticed that there was no lighting on the final plan. Mr. O'Donnell said he would have his engineer address this in the final plan submission.

**Action:** A motion was made by Mr. Dinnocenti, seconded by Mr. McGroarty, and unanimously approved by a 3-0 vote, to accept the architectural plans of the Pottstown Medical Building as shown.

**NEW BUSINESS**

**Berean Bible Church** (*Informal Presentation*): proposal to construct an approximately 11,000 square foot gymnasium addition onto the rear of the church on 12.33 acres on East High Street/2600 Sky Top Drive in the R-3 Residential District. [Plans prepared by Wil Hallman Retirement Development, dated 10-06-2008, and consisting of one (1) sheet].

Pastor Bill Neitz of Berean Bible Church and John McMenamain, Gary Gearhart, and Wil Hallman of Wil Hallman Retirement Development represented this application. Mr. McMenamain presented a revised set of plans to gauge the Planning Commission's support for lighting, property line buffering, and parking islands.

After some discussion, the Planning Commission said it supported the applicant requesting partial relief for parking islands, provided that it could plant the required landscaping elsewhere on the property and stormwater management issues would be adequately addressed.

The applicant said they were still working on contacting their neighbors with regard to the buffering requirements.

Discussion for this project focused on the number of parking spaces needed and lighting requirements. Mr. McMenamain established that the applicant would need a minimum of five 20-foot tall lights to meet the standards of the Zoning Ordinance; however, he maintained that the applicant does not ordinarily use the entire parking lot. Mr. Hallman explained that the original parking lot was sized as it was to meet the requirements for a Youth Center which inhabited the site from 1982-1990.

Mr. Exley asked Pastor Neitz how many extra parking spaces they have. Pastor Neitz said that on Christmas and Easter, their heaviest use days, they have about 600 people that use approximately 150 spaces. Mr. Exley explained that even though the Church does not currently use all its spaces, the applicant has not proved a hardship which necessitates the need for a reduction in the Township's lighting requirements.

Ms. Elliott said the Township is concerned with safety and liability issues if the Zoning Hearing Board were to grant a variance from the lighting requirements. She said that it did not want to grant relief and have the Church's programming change to one that requires significant use of the parking lot after dark at some point in time. The Planning Commission may want to consider recommending to the Zoning Hearing Board that they place conditions on the applicant limiting use of their building to a certain number occupants and hours, if it supports the applicant's request.

Mr. McMenamain said the applicant was considering expanding its parking lot to provide more spaces along the eastern side of the building, nearest to the proposed addition. He asked if the Planning Commission would consider parking in reserve for some of these spaces.

**Action:** No action was taken on this application. The Planning Commission requested that the applicant provide the Township with a lighting plan showing the coverage that they are proposing so they can better evaluate the proposal and make a recommendation.

**3049 East High Street Grading Permit.** Ms. Elliott explained that the applicant was requesting a grading permit for the property just west of Turkey Hill on High Street to place a stockpile of dirt, which would require the removal of tree stumps and some brush on part of the property. The applicant received NPDES approval and Mr. Exley stated that he reviewed the application and supported approval of the permit.

**Action:** A motion was made by Mr. Dinnocenti, seconded by Mr. McGroarty, and unanimously approved by a 3-0 vote to recommend approval of the grading permit for 3049 East High Street.

## OTHER BUSINESS

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

Ms. Elliott reported that Regional Planning Committee reviewed Lower Pottsgrove's proposed Sanatoga Interchange Ordinances at their October meeting and found them to be generally consistent with the

Pottstown Metropolitan Regional Plan. They also had a preliminary presentation on the Route 100 planning study. The next meeting of the PRMPC is December 4, 2008.

The Planning Commission said its official good-byes to Mr. Edmond. They thanked Mr. Edmond for his service to the Township and wished him luck in his new endeavors. Mr. Edmond thanked the Planning Commission for the lessons they taught him, saying it was good to work with everyone and that he found Mr. Dailey to be a good and fair leader.

There being no other business, a motion was made by Mr. Dinnocenti, seconded by Mr. McGroarty, and unanimously approved by a 3-0 vote to adjourn the meeting at 7:47 p.m.

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

Respectfully submitted by:

Alyson Elliott, Assistant Manager