

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

Meeting Minutes for February 9, 2009

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, February 9, 2009. The meeting was called to order by Chair, Geoff Dailey, at 6:30 p.m. and the following were in attendance:

Geoffrey Dailey, Chair
Frank Cebular, Vice Chair
Nick Hiriak
Michael McGroarty

Alyson Elliott, Assistant Manager
Scott Exley, Township Engineer
Matthew Edmond, 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 November 17, 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 the Preliminary/Final Land Development Plan Application, #2009-01P/F, for Home Depot U.S.A., Inc. (PMBA, LLC).

OLD BUSINESS

(#2007-11) **Specht Office Complex:** *Conditional Use Application (#2009-01CU) and Zoning Application (#2009-01)* Proposal to develop an four-acre parcel with an existing 17,951 sq. ft. office building into a three-building office condominium development with a second building consisting of 19,846 sq. ft. and a third building consisting of 13,280 sq. ft. at 1800 East High Street in the LCO Limited Commercial Office District, with the SV Sanatoga Village District Overlay, FP Floodplain Conservation District Overlay and SS Steep Slope Conservation District Overlay. [Plans prepared by Systems Design Engineering, Inc. dated 11-10-2007, last revised 03-26-2008 and consisting of 1 page].

This application was not heard in order to allow for the Township's consultants to have time to review the application and provide the Planning Commission with their comments.

Action: No action was taken on this application.

NEW BUSINESS

(#2009-01P/F) **Home Depot U.S.A., Inc. (PMBA, LLC),** *Preliminary/Final Land Development Plan:* proposal to develop an 11,760 sq. ft. eye doctors' office (Pottstown Medical Building Associates, LLC) under a long-term land lease agreement at 293-295 Armand Hammer Boulevard in the IN Interchange District [Plans prepared by Conner and Smith Engineering, Inc. 358 Main Street, Royersford, PA 19468, dated 01-07-2009, and consisting of eleven (11) sheets].

This application was represented by Dave O'Donnell, a representative of Pottstown Medical Building Associates, LLC (PMBA, LLC). Mr. O'Donnell explained that this application is the same as the original Pottstown Medical Building subdivision and land development plan, which was recommended for approval by the Planning Commission in April 2008. This plan is being submitted with Home Depot U.S.A, Inc. as the applicant, since the site will no longer be subdivided. PMBA, LLC will be entering into a long-term land lease with Home Depot U.S.A, Inc. in order to build its eye doctors' office on the site at the direction of the Pennsylvania Department of Environmental Protection (DEP) because the proposed sewer lines will connect to Home Depot U.S.A., Inc.'s private system, which includes a private pump station.

Staff said it reviewed that application and supports a recommendation for approval.

Action: A motion was made by Mr. McGroarty, seconded by Mr. Cebular, and unanimously approved by a 4-0 vote to recommend approval of the Preliminary/Final Land Development Plan for #2009-01P/F Home Depot U.S.A, Inc. (PMBA, LLC).

Bryan R. Cogliano, 1181 Mulberry Street, zoning application review.

Ms. Elliott presented the zoning application for Bryan R. Cogliano, 1181 Mulberry Street, which had a zoning hearing scheduled for February 17, 2009. Mr. Cogliano requested relief from the Zoning Ordinance in order to build a two-story 745 square foot two-car detached garage in the required front yard. This garage will be located five feet from the side property line and five feet from the right-of-way line. The following relief was requested:

1. A variance from §409(D)(1) to allow an accessory structure in the front yard (Ord. 276)
2. A variance from §409(D)(3)(a) to request a side yard setback of 5 feet (Ord 276)
3. A special exception under §409(D)(4) to allow an accessory structure over 600 square feet (Ord 276)

The applicant cited dimensional and topographical reasons as hardships necessitating the need for said variance request. The property is a 30,400 square foot lot in the R-2 Residential District with a single family one-story home and in-ground pool. The property is 125 feet wide with significant grades prohibiting the location of the garage in the side or rear yards of this property.

Ms. Elliott asked the Planning Commission if they wanted to consider sending comments to the Zoning Hearing Board with regard to the zoning relief being requested by the applicant.

It was the consensus of the Planning Commission that the applicant's proposal would create an imposing structure too close to the street, which does not fit in with the streetscape. The Planning Commission recommended that the application consider adding another garage bay to the house, rather than building another separate structure.

OTHER BUSINESS

***Sewage Facilities Planning Modules, Component 4A,
The Falls at Pruss Hill (Sukonic) and the Pruss Hill Road Subdivision (Gambone)***

Action: A motion was made by Mr. Cebular, seconded by Mr. Hiriak, and unanimously approved by a 4-0 vote to authorize Township staff to submit Component 4-A of the Sewage Facilities Planning Module for the Falls at Pruss Hill Subdivision (Sukonic) and the Pruss Hill Road Subdivision (Gambone)

Pottstown Metropolitan Region Planning Committee

Ms. Elliott asked the Planning Commission members if they would like to appoint another member of the Planning Commission as a liaison to the Pottstown Metropolitan Regional Planning Committee to replace Mr. Hiriak who is no longer able to serve. It was a consensus of the Planning Commission that Ms. Elliott serve in Mr. Hiriak's place.

Ms. Elliott said she was unable to attend the December Pottstown Metropolitan Regional Planning Committee meeting and the January meeting was canceled due to weather, so she did not have anything to report. Minutes were available in the Planning Commission's packet.

U.S. 422 Corridor Transportation Master Plan

Mr. Dailey announced that there would be a meeting on Wednesday, February 18, 2009 at 6:30 p.m. at the Montgomery County Community College to discuss a draft of the U.S. 422 Corridor Transportation Master

Plan. He said that the Township would be well-served if there was representation at this meeting to look at the proposals and offer comments.

Sanatoga Interchange Ordinances

Ms. Elliot updated the Planning Commission on the progress of the Sanatoga Interchange Ordinances. She said that the ordinances are currently being reviewed by Township staff based on comments made by the major landholders in the area. She said the Township is currently meeting with representatives of Limerick Township to determine ways the two townships can work together to coordinate efforts on the development of the Interchange area.

Zoning Ordinance Rewrite

Mr. Edmond said that Joe Nixon is working with Township staff on the Sanatoga Village zoning districts. He explained that staff is looking to rework all the zoning districts in the area so that the current overlays – the SVD and the PMD – are merged into the base zoning. Under this new scheme, there will be multiple Sanatoga Village Districts, ranging from mid-sized commercial uses to moderate density residential uses.

There being no other business, a motion was made by Mr. Cebular, seconded by Mr. McGroarty, and unanimously approved by a 4-0 vote to adjourn the meeting at 6:50 p.m.

The next meeting of the Planning Commission is scheduled for March 16, 2009 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager