

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

Meeting Minutes for April 20, 2009

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, April 20, 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
Joseph Nixon, MCPC
Lew Babel, Fire Marshal

A motion was made by Mr. Hiriak, seconded by Mr. McGroarty, and unanimously approved by a 4-0 vote to approve the minutes of March 16, 2009, with a typographic correction, as noted by Mr. Cebular.

ACCEPTANCE OF NEW APPLICATIONS

A motion was made by Mr. Cebular, seconded by Mr. Hiriak, and unanimously approved by a 4-0 vote, to accept the new minor subdivision application, #2009-02M, for Occidental Chemical Corp. – BCW Associates, Ltd.

OLD BUSINESS

(#1998-11P) **Assisted & Independent Living Facility**, *Preliminary Land Development Plan*: proposal to develop a 52,246 square foot building with a three-story, 76-bed assisted living facility, five-story, 92-apartment independent living facility, and 55,000 square feet of underground storage, located on 8.023 acres at 125 Porter Road in the LI-Limited Industrial District. [Plans prepared by Pennoni Associates, Inc., One Drexel Plaza, 2001 Market Street, Philadelphia, PA 19104, dated 11-23-2000, last revised 03-03-2009, and consisting of 15 sheets].

Mr. Stephen Kalis, the applicant's attorney, Mr. Robert Basile, the applicant's representative, and Mr. Bill Wendling, the applicant's engineer were present at the meeting to represent the application.

Mr. Kalis reintroduced the project to the Planning Commission, explaining that the project was initially brought before the Planning Commission in 1998 and was last seen in 2004 and that the applicant was looking for a recommendation to the Board of Commissioners for preliminary plan approval. To help summarize the project and outline conditions of approval, Township staff had prepared a draft approval resolution for Planning Commission review.

Mr. Exley was asked to discuss some items from his latest review letter. He said many of his comments were housekeeping issues, but wanted to discuss the overflow parking situation. The applicant explained the area would be stabilized grass; however, if the Township determines it necessary at some point during the operation of the facility, the applicant would pave the area, stripe it, and install lighting. Mr. Exley also requested the addition of wheel stops to the overflow parking area to delineate parking spaces. Mr. Wendell said the applicant anticipates using the overflow lot twice a year; however, if it looks like it is going to be used more often, the applicant will add wheel stops.

He also expressed concern that the gravel walkway would not be the most stable situation for the project's clientele. Mr. Wendell said his landscape architect said he thinks it is an appropriate material. In addition, Mr. Wendell said he and his landscape architect reviewed their ability to meet the requirements of §1006.4.A.(2) of the SALDO, and said they would be requesting a waiver from that section, which requires a double, staggered row of evergreens as screening. The applicant proposes a single row of evergreens planted

closer together, due to space constraints. Finally, Mr. Exley pointed out concern about the proposed entrance to the site from the cul-de-sac of Medical Drive. He explained that the three entrances with next to no separation between them could be problematic. Mr. Kalis said the applicant would work with the Township to see if there is something that could be worked out.

The final issue Mr. Exley addressed was milling and overlaying Porter Road from 10 feet north of the new 24" storm pipe to 10 feet south of the existing tie-in manhole 1100 for the entire width of the roadway. It was his opinion that this would help maintain the integrity of the road. Mr. Wendling expressed the applicant's desire not to do this, stating that a standard patch would be sufficient. When opened for discussion, members of the Planning Commission agreed with Mr. Exley that this work should be done.

Mr. Kalis reported that the applicant agrees with the Fire Marshal's letter and would comply. Mr. Babel asked about the underground bunker's ability to handle the weight of fire trucks. Mr. Kalis said the applicant had done structural analysis on the structure and said it would be able to handle the weight. He would provide this information to the Township.

Mr. Kalis said the applicant would comply with the items in the April 9, 2009, Authority Engineer review letter.

The Planning Commission reviewed and discussed the draft approval resolution presented to them in their packets and asked the applicant if he was comfortable with the conditions outline in the resolution. The following items were discussed:

- #14: The applicant agreed to work with the Township to look at the entrance to see if it could be reconfigured to a more acceptable position.
- #23: Mr. Basile said he does not have architectural drawings of the building at this time. He has not made any decisions about materials and colors. He requested that the Planning Commission waive the requirement that he produce these items as a condition of final plan approval, as he wants to design an attractive looking building. Members of the Planning Commission said they want to review plans for materials and final design in more detail, as they are concerned about what this very visible building will look like.
- #27: Mr. Kalis argued that the Planning Commission and Board of Commissioners do not have control over the policies and decisions of the Authority and asked that language regarding the possibility of additional fees be stricken from the resolution.
- #28: Mr. Kalis asked whether projects in the LI Light Industrial District are required to meet the open space requirements of residential districts.
- #29: Mr. Kalis said the applicant does not want to place any deed restrictions as to the use of the property (i.e. age restrictions)

Mr. McGroarty asked if a traffic impact study was completed for this project. Mr. Exley responded that a traffic study was completed early in the application process, which included a 10-20 year projection of traffic needs.

Action: A recommendation was made by Mr. Hiriak, seconded by Mr. Cebular, and unanimously approved by a 4-0 vote, to recommend approval of Resolution #782, with amendments as discussed and review the final plan with the limited purpose of reviewing the architectural renderings and materials for the building.

NEW BUSINESS

(#2009-02M) **Occidental Chemical Corp. – BCW Associates, Ltd.**, *Minor Subdivision Plan*, proposal to adjust the lot lines between Occidental Chemical Corp.'s 222.825-acre parcel and BCW Associates Ltd.'s

40.86-acre parcel by reducing Occidental Chemical Corp.'s parcel to 220.936 acres and increasing BCW Associate, Ltd.'s parcel to 42.630 acres on 263.6 acres at 375 and 351 Armand Hammer Boulevard in the HI Heavy Industrial District. [Plans prepared by Langan Engineering & Environmental Services, 30 South 17th Street, Suite 1300, Philadelphia, PA 19103, dated 03-07-2008, last revised 02-19-2009, and consisting of seven (7) sheets].

Mr. Michael Viscuso, the applicant's attorney, Mr. David Madeira, the applicant's representative, and Mr. Shawn Higgins, the applicant's engineer, represented this application.

Mr. Viscuso discussed the applicant's need for relief from §§1603.A.3.(a) and (b) of the Lower Pottsgrove Zoning Ordinance, which requires a 75 foot front yard setback and 50 foot side yard setbacks. He said the applicant is redrawing lot lines and will be maintaining the same setbacks from the 1984 subdivision of the two properties, which involved similar variances. Mr. Viscuso said he had reviewed the Township Engineer's letters and feels confident they can address the items brought up in the letter.

Mr. Nixon said his letter is forthcoming and said the County agrees with the Township Engineer's review letter, particularly in relation to Hart Road.

Action: A motion was made by Mr. Cebular, seconded by Mr. Hiriak, and unanimously approved by a 4-0 vote to support the applicant's zoning application.

#2009-02G Pottstown Medical Building Associates, 293 Armand Hammer Boulevard, grading permit
Pottstown Medical Building Associates submitted its grading permit application for the project. Mr. Exley said he had reviewed the application and found it sufficient to approve.

Action: A motion was made by Mr. Hiriak, seconded by Mr. McGroarty, and unanimously approved by a 4-0 vote to approve the applicant's grading permit.

OTHER BUSINESS

Pottstown Metropolitan Region Planning Committee

Ms. Elliott reported that the PMRPC discussed having Carmen Italia of the Montgomery County Industrial Development Corp. talk to the group on the state of industrial in Montgomery County. The PMRPC will probably begin tackling a plan to identify potential properties and formulate a marketing plan for them. The County is formulating a scope for the project. The Upper Perkiomen regional planning body recently completed a similar project. The Committee is also looking into developing a conference this fall to focus on regional planning in the region

There being no other business, a motion was made by Mr. Hiriak, seconded by Mr. Cebular, and unanimously approved by a 4-0 vote to adjourn the meeting at 7:45 p.m.

The next meeting of the Planning Commission is scheduled for May 18, 2009 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager