

**LOWER POTTS GROVE TOWNSHIP  
PLANNING COMMISSION**

*Meeting Minutes for July 20, 2009*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, July 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  
Ron Dinnocenti

Alyson Elliott, Assistant Manager  
Scott Exley, Township Engineer  
Chad Camburn, Bursich Associates, Inc.  
Joseph Nixon, MCPC

A motion was made by Mr. Cebular, seconded by Mr. Dinnocenti, and unanimously approved by a 3-0 vote to approve the minutes of May 18, 2009.

**ACCEPTANCE OF NEW APPLICATIONS**

None.

**OLD BUSINESS**

(#1998-11)F **Assisted & Independent Living Facility**, *Final Land Development Plan*, proposal to develop a 52,246 square foot building with a three-story, 76-bed assisted living facility and five-story, 92 apartment independent living facility 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 03-07-2008, last revised 02-19-2009, and consisting of seven (7) sheets].

This application was represented by the applicant, Mr. Robert Basile; the applicant's attorney, Stephen Kalis; and the applicant's engineer, Mr. William Wendling.

Mr. Kalis provided the Planning Commission with an update on the status of the application. He said the applicant is working to revise the plans based on the comments received by the Planning Commission and the Board of Commissioners. Mr. Kalis explained that the applicant had met with Township staff to discuss the entrance to the site off Medical Drive. They also had a meeting with the CEO of Pottstown Memorial Hospital, which owns the imaging center to the north of Mr. Basile's site. The property owner to the south did not respond to the Township's calls. They discussed a potential sketch for a new driveway entrance, which would potentially have both entrances combined. The hospital was generally amenable to working with the Township and Mr. Basile. The applicant and his team are reviewing and reworking the design.

Mr. Basile presented the Planning Commission with elevations of the proposed building, which dated to 2001. He presented pictures of one of his facilities in Mechanicsburg to show the types of materials he has used in the past, which included vinyl siding, brick and drivet. He also showed pictures of building in the surrounding area that he would try to blend with the architecture of his building. He stressed the importance of good roof design in his plans.

Mr. Basile explained that his project will be design-build. The rates he receives will determine the materials that he incorporates into the building. He added that his market is generally within 10 miles of the site, so the

income levels of his clientele will also establish how much money he has to work with. His goal is to create an aesthetically pleasing building, which will make him competitive, yet not over build the project so it is too costly. He stressed his desire to create a residential feel, rather than an institutional one with his project.

Mr. Dinnocenti commented that the income levels of Mr. Basile's proposed market means that the building will probably be predominantly vinyl siding. Mr. Basile said he can guarantee that there will be horizontal siding of some type on the building, likely vinyl, but that vinyl siding is not entirely bad, if used right.

Mr. Dailey said he agrees with Mr. Dinnocenti, that he would also not like to see an entire building of cement block. Mr. Cebular said he liked the combinations of materials that Mr. Basile presented on his Mechanicsburg project.

**Action:** A motion was made by Mr. Cebular, seconded by Mr. Dinnocenti, and unanimously approved by a 3-0 vote, to recommend approval of the final land development plan for Assisted & Independent Living Facility. With the following conditions:

- The applicant complies with any outstanding requirements outlined in Resolution #782.
- The applicant agrees to utilize multiple materials in the design of the building exterior.

## NEW BUSINESS

**Richard and Cora Spare, *Agricultural Security District Proposal:*** proposal to include a 10+ acre parcel located at 2700 Shaffer Road, Lower Pottsgrove, in the Agricultural Security District of New Hanover Township. This property is located in the R-1 Residential District.

Ms. Elliott presented the proposal of Richard and Cora Spare to include their 10-acre parcel in the Agricultural Security District. She explained that while Lower Pottsgrove does not have its own Agricultural Security District, it participates in New Hanover Township's District. Four other properties in Lower Pottsgrove Township are part of the Agricultural Security District.

**Action:** After some discussion about the specifics of the Agricultural Security District, a motion was made by Mr. Dinnocenti, seconded by Mr. Cebular, and unanimously approved by a 3-0 vote.

## OTHER BUSINESS

### ***H2O Grant***

Mr. Camburn gave the Planning Commission a synopsis of the Township's efforts to secure funding through the State's H2O Program for sanitary sewer improvements to help the Township meet the requirements of the Consent Order and improve its ability to develop other parts of the Township. The Township has retained the services of the McCullough Group and Bursich Associates, Inc. to prepare the grant application, which is due in August 2010. This due date was pushed back this week from the original date of August 2009. Mr. Camburn explained that this will give the Township and its consultants the opportunity to change its grant request and raise its request. The grant recipients from the first round, in which the Township did not participate, were announced last week.

***Pottstown Metropolitan Region Planning Committee***

Ms. Elliott reported that she did not attend the most recent PMRPC meeting, but she said the Committee is planning to adopt the latest batch of amendments to the Comprehensive Plan by the end of the year. She explained that the Committee had determined that it should adopt amendments to the Comprehensive Plan once a year, rather than every time an amendment is passed to save costs.

There being no other business, the meeting was adjourned at 7:02 p.m.

The next meeting of the Planning Commission is scheduled for August 17, 2009 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager