

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

Meeting Minutes for August 17, 2009

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, August 17, 2009. 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
Ron Dinnocenti
Michael McGroarty

Alyson Elliott, Assistant Manager
Chad Camburn, Bursich Associates, Inc.

A motion was made by Mr. Dinnocenti, seconded by Mr. Hiriak, and unanimously approved by a 4-0 vote to approve the minutes of July 20, 2009.

ACCEPTANCE OF NEW APPLICATIONS

None.

OLD BUSINESS

None.

NEW BUSINESS

App. #2009-03G: BCW Associates, LTD., Phase I Grading Permit: proposal to grade 5.15 acres at 351 and 375 Armand Hammer Boulevard for a parking lot and access driveway to allow access to the north-eastern side of the BCW warehouse from the Occidental Chemical property in the HI Heavy Industrial District.

The applicant's engineer, Mr. Tom Smith of Conner & Smith Engineering, and the applicant's representative, Mr. Burt Shipley of BCW Associates, Inc., were in attendance at the meeting.

Mr. Smith explained showed the Planning Commission the extent of Phase I grading for the site. The improvements would be over previously existing impervious surface and would allow for improved access to BCW's X-Bay through the Occidental Chemical site. This improvement will improve their efforts to market and rent space in the warehouse. He explained that Phase II and Phase III, which were several years out, would involve a truck parking lot and parking for the engineering services building. At this time, BCW would be required to submit land development plans for consideration.

Mr. Camburn said he is in the process of wrapping up his review of the plans and said he will be requesting additional information regarding the road/access and stormwater. He said he is confident the applicant will be able to resolve any issues. Mr. Cebular said he also understand that the applicant has not yet secured an NPDES permit from the Montgomery County Conservation District.

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 BCW Associates, LTD., Phase I Grading permit subject to the resolution of the engineer's comments and receipt and satisfactory review of the NPDES permit by Townships staff.

OTHER BUSINESS

Zoning Rewrite Update

Ms. Elliott reported that staff, under the guidance of Joe Nixon, has been working diligently on the zoning rewrite. Approximately half of the zoning districts have are considered “rough final” and are ready to be presented to the Planning Commission. She said staff had discussed the best way to present the ordinance to the Planning Commission and the Board of Commission and suggested that they start presenting sections of the ordinance to the Commission now so they are not burdened by a full review when the entire ordinance is complete. Mr. McGroarty asked how much of the ordinance was being revised. Ms. Elliott said that the entire ordinance is being rewritten, including the redrawing of the zoning map. Ms. Elliott said she and Mr. Nixon will be ready to present a section at either the September or October meeting. The Planning Commission supported this proposal.

There being no other business, the meeting was adjourned at 6:37 p.m. by a motion of Mr. Dinnocenti that was seconded by Mr. Hiriak and unanimously approved by a 4-0 vote.

The next meeting of the Planning Commission is scheduled for September 21, 2009 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager