

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

*Meeting Minutes for September 30, 2009
Rescheduled from September 21, 2009*

The Lower Pottsgrove Township Planning Commission held their re-scheduled regular meeting on Monday, September 30, 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. Hiriak, seconded by Mr. McGroarty, and unanimously approved by a 4-0 vote to approve the minutes of August 17, 2009.

ACCEPTANCE OF NEW APPLICATIONS

None.

OLD 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. [Plans prepared by Conver and Smith Engineering, Inc., 358 Main Street, Royersford, PA 19468, dated 03-16-2009, last revised 09-29-2009, and consisting of 14 sheets (sheets 1, 2, 3, 4, 10, 13, 14, 15, 16, 17, 18, 19, 20, and 21 of 21 sheets).

Mr. Burt Ceiply, of BCW Associates, Inc. and Mike Bercek of Conver & Smith Engineering were in attendance at the meeting.

Ms. Elliott explained that the Planning Commission had recommended 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 at the August meeting. Ms. Elliott said that during the engineer's review, it was determined that the applicant could not meet the Township's Subdivision & Land Development Ordinance requirements for road design due to a number of hardships. As a result the applicant is requesting waivers from the Planning Commission and Board of Commissioners. The applicant is constrained by the easement line that was agreed to by BCW and Occidental Chemical, existing site grade, and the requirement that they preserve the railroad spur the access road would cross at the current grade.

Mr. Ceiply said the applicant is requesting waivers from the following sections of the Township's Subdivision & Land Development Ordinance:

- §503.B(2)(a). of the Lower Pottsgrove Township Subdivision and Land Development Ordinance to allow a minimum radius at the centerline of less than 150 feet. Applicant is required to design the roadway to stay within the easement area granted to them and maintain the existing railroad tracks at grade. Applicant has provided stop signs, yield signs, a truck pull-off area and roadway widening at critical areas to facilitate truck traffic.

- §503.B(4)(a). of the Lower Pottsgrove Township Subdivision and Land Development Ordinance to allow a reduction in the minimum grade of one percent in the proposed loading/unloading area.
- §503.E(6). of the Lower Pottsgrove Township Subdivision and Land Development Ordinance to allow grades greater than one percent within the intersection of Armand Hammer Boulevard and the property entrance.
- §503.E(8). of the Lower Pottsgrove Township Subdivision and Land Development Ordinance to allow a radius of greater than 25 feet at the pavement edge within a proposed intersection. Applicant is providing a radius of 55 feet on one side of the intersection and a radius of five feet on the other side. Traffic at the intersection will be right-turn in/left-turn out, which will eliminate the turning movement on that side of the intersection.
- §602.C(1). of the Lower Pottsgrove Township Subdivision and Land Development Ordinance to allow the applicant to show existing features on the plan at less than 400 feet. Applicant shows existing features within 100 feet of the proposed improvements.
- §1003.2(A). of the Lower Pottsgrove Township Subdivision and Land Development Ordinance to allow more than 10 contiguous parking spaces without a planting island.

Mr. Camburn said he has worked extensively with the applicant and supports the applicant's request. However, he said he still has concerns about the potential for conflicts between large trucks in several areas of the access road and has asked that the applicant sign an acknowledgement indicating that the applicant is aware that there may still be potential for conflicts between multiple trucks concurrently utilizing the proposed access road. In addition, he noted that the applicant has not provided the required 39 street trees and has requested the applicant consider planting the remaining five trees elsewhere on the property or donating a fee to the Township's tree fund in lieu of planting them on the BCW property.

Ms. Elliott said these items would be identified on a resolution, signed by the applicant, and approved by the Board of Commissioners.

Action: A motion was made by Mr. Hiriak, seconded by Mr. Dinnocenti, and unanimously approved by a 4-0 vote, to recommend approval of the waivers requested by BCW Associates, LTD., for the Phase I Grading permit.

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 following conditions:

- Applicant submits to the Township a design for the handicap parking and access associated with Building 69 prior to the issuance of a U&O for this project.
- If the applicant finds during the work encompassed by the grading permit, any conditions that differ from the assumed stormwater infrastructure, it shall be brought to the Township's attention for review and consideration.

NEW BUSINESS

App. #2009-04G: Coventry Christian School, Grading Permit: proposal to grade approximately 10,000 square feet at 400 North Pleasantview Road for an events center, parking lot, and water line for an addition to the school complex in the R-2 Residential District. [Plans prepared by All County and Associates, Inc., P.O. Box 472, 1841 Pottstown Pike, St. Peters, PA 19470, dated 09-25-2009, last revised 09-29-2009, and consisting of 1 sheet].

Mark Neihls, represented the applicant. Mr. Camburn provided a brief history on the project, stating that it had all but been approved by the Board of Commissioners in 2004, subject to the School and Township working on an easement agreement. The applicant approached the Township in June of this year to work out the details of the easement agreement and complete their land development plans.

Mr. Cebular asked where the easement was and whether it was settled. Ms. Elliott said the easement was an access drive to permit the Township to access proposed future parking by the baseball fields. During the recent negotiations, the Township Commissioners determined they did not need additional parking and would not pursue the parking easement.

Mr. Camburn said he had reviewed the grading permit plans and recommended the Planning Commission recommend approval of the grading permit.

Action: A motion was made by Mr. Hiriak, seconded by Mr. McGroarty, and unanimously approved by a 4-0 vote, to recommend approval of the Coventry Christian grading permit.

OTHER BUSINESS

None.

There being no other business, the meeting was adjourned at 6:45 p.m. by a motion of Mr. Hiriak that was seconded by Mr. McGroarty and unanimously approved by a 4-0 vote.

The next meeting of the Planning Commission, scheduled for October 19, 2009 at 6:30 p.m., will be rescheduled upon consultation with Planning Commission members and staff.

Respectfully submitted by:

Alyson Elliott, Assistant Manager