

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

April 19, 2010

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, April 19, 2010. The meeting was called to order by Chair, Geoffrey Dailey, at 6:30 p.m. and the following were in attendance:

Geoffrey Dailey, Chair
Frank Cebular, Vice Chair
Nicholas Hiriak
Ronald Dinnocenti
William Wolfgang

Alyson Elliott, Assistant Manager
Chad Camburn, Bursich Associates, Inc.
Joseph Nixon, MCPC

APPROVAL OF MINUTES

A motion was made by Mr. Dinnocenti, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote, to approve the minutes of March 15, 2010, provided that the planning module discussed at the meeting was identified.

ACCEPTANCE OF NEW APPLICATIONS

A motion was made by Mr. Dinnocenti, seconded by Mr. Wolfgang, and unanimously approved by a 5-0 vote, to accept preliminary plan application #2009-04 Cilluffo Property Holdings, LLC for 2209 East High Street.

OLD BUSINESS

(#2009-03P) **PSD: Ringing Rocks Elementary School**, *Preliminary Land Development Plan*, proposal to construct a 19,000+/- square foot addition on the 57,000 square foot Ringing Rocks Elementary School and associated improvements on the 64.4+/- acre Pottsgrove School District Campus located at 1401 Kauffman Road (Parcel # 420002125002, Block 013, Unit 008) in the R-2 Residential District [Plans prepared by Landmark Engineering, 950 West Valley Road, Suite 3104, Wayne, PA 19087, dated 12-23-2009, last revised 02-02-2010, and consisting of twenty four (24) sheets].

Kevin McAghon, the applicant's engineer; Rod Frey, the applicant's architect; David Nestor, the applicant's business manager; and Mike Katzenmoyer, the applicant's facilities manager, were all in attendance at this meeting.

Mr. McAghon discussed the status of the application since the last meeting. Since the last meeting, the project went through the conditional use hearing. The conditional use has not yet been granted because changes in the stormwater management facilities have necessitated changes to the grading in the steep slopes. A decision on the conditional use has been deferred until the stormwater management facilities/steep slope disturbance has been finalized. It will not be finalized until the Montgomery County Conservation District (MCCD) has had a chance to review the plans for the NPDES permit. Mr. McAghon said he believes a letter from MCCD should be received within the next two to three weeks. In the meantime, he said he has been working with the Township to satisfactorily address its comments, particularly with regard to stormwater. He explained that the initial concept of underground infiltration tanks has been replaced with a surface basin, which should be better able to manage stormwater.

Mr. Nixon asked if any plantings were being considered for the basin – at the very least meadow grasses to help with filtration. Mr. McAghon said he would look into it.

Mr. Camburn said the plans at this time are at a stage where there is only minor plan clean up and he supports the plan, pending response from MCCC.

Mr. Frey showed the Planning Commission renderings of the proposed additions. He explained that the intent is to create a campus feel to the property tying in the elementary school with the high school building with a mix of red and yellow brick. The office area will be enclosed in glass to create a more defined entrance area for the school.

Action: No action was taken on this project at this meeting.

(#2008-02) **North Charlotte Street Shopping Center – Update**

Ms. Elliott reported that the applicant has signed a lease with a second tenant for the shopping center located at 1400 North Charlotte Street. Due to economic conditions, the applicant is considering phasing the project, which will require amendments to the approved plan in order to make the site work until it is full built out. The amendments will be brought before the planning commission when/if they are made.

NEW BUSINESS

(#2009-04P) **Cilluffo Property Holdings, LLC**, *Preliminary Land Development Plan*, proposal to construct a 4,500 square foot, one-story, building, with a 2,500 square foot restaurant, two 1,000 square foot offices, and 900 square foot patio on the 36,281 square foot lot (Parcel ID #420001882902) located at 2209 East High Street in the LCO-Limited Commercial Office District with the SV-Sanatoga Village District Overlay. [Plans prepared by Ludgate Engineering Corporation, Lincoln Corporate Center, 10 Vanguard Drive, Suite 90, Reading, PA 19606, dated 08-25-2009, last revised 01-21-2010, and consisting of sixteen (16) sheets].

Amee Farrell, the applicant's attorney; Thom Ludgate, the applicant's engineer; and Maria and Vito Cilluffo, the applicants, were present at the meeting.

Ms. Farrell stated that the applicants received both zoning and conditional use approval for the project. She has been working with the neighbors of the alley to work out an acceptable agreement for use and maintenance of the alley. She said she feels that there will be a positive outcome in this regard.

Mr. Ludgate said that he received the Township Engineers' review letters and said he feels that the applicant can comply with most of the items; however, there will probably be a need for waivers with regard to the parking lot and stormwater.

Mr. Wolfgang asked for clarification on the size of the patio. Mr. Ludgate state that it was approximately 900 square feet. Mr. Dinnocenti asked about the phasing of the patio and Mr. Ludgate said he would clear it up on the plans.

Mr. Dinnocenti asked about the status of PennDOT's review on the High Street entrance. Mr. Ludgate reported that the HOP application was submitted in late February, but they have not yet heard from PennDOT.

Mr. Camburn gave a brief summary of his review letters, stating that most of his comments were requests for clarification or minor technical revisions. The more major issues are with regard to setbacks of the stormwater facilities. Since they will be closer than permitted to the structure in order to meet the setback from neighboring properties, he requested sign off from a structural engineer to ensure the integrity of the

building, parking and other structures near the facilities. Additionally, the applicant will be required to address lighting, access and circulation for the site.

Mr. Nixon said that like the previous applicant, he would like to see meadow grasses planted in the basin to help filtration of the stormwater and reduce maintenance. He also asked the applicant to consider pervious surfaces in the parking area to help with infiltration. Mr. Ludgate said he would consider each of Mr. Nixon's suggestions; however, with regard to the pervious paving, he did not think it would be appropriate for a high turnover business such as a restaurant. In the areas of the parking lot where it might be appropriate, it would probably not help infiltration since it will be near the infiltration basin.

Action: No action was taken on this project at this meeting.

GRADING PERMITS

(#2009-05G) **3049 East High Street** – *Update*

Ms. Elliott reported that the applicant has submitted revised grading plans to the Township Engineer for review because they were not able to receive permission from Sunoco to grade over the 20 foot pipeline easement, as was conditioned by the grading permit. According to the applicant, Sunoco would not grant permission unless the applicant provided an additional 30 feet for the easement that runs down the center of the property.

Mr. Dailey said he was concerned because he has heard from many residents that the dirt pile continues to grow and asked if there was a timeline imposed on the applicant to spread the pile out. Ms. Elliott responded that while a height limit has been imposed on the applicant, a time limit was not. However, the applicant is anxious to proceed with the grading; it is only being delayed due to negotiations with Sunoco.

PLANNING MODULES

None.

PLANNING & ZONING

None.

There being no other business, a motion was made by Mr. Cebular, seconded by Mr. Dinnocenti, and unanimously approved by a 5-0 vote, to adjourn the meeting at 7:02 p.m.

The next meeting of the Planning Commission is scheduled for **Monday**, May 17, 2010 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager