

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

May 17, 2010

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, May 17, 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
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. Cebular, seconded by Mr. Dinnocenti, and unanimously approved by a 4-0 vote, to approve the minutes of April 19, 2010, provided the correct size of the Cilluffo project's patio was noted.

ACCEPTANCE OF NEW APPLICATIONS

A motion was made by Mr. Cebular, seconded by Mr. Wolfgang, and unanimously approved by a 4-0 vote, to accept the minor plan application #2010-01 of Scott F. Breidenbach for 2158 Sunnyside Avenue.

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; and David Nestor, the applicant's business manager were all in attendance at this meeting.

Mr. McAghon gave a brief synopsis of the project's status, stating that the Planning Module was approved by the PA Department of Environmental Protection; they received a review letter from the Montgomery County Conservation District, and a minor comment letter from the Pottstown Borough Authority. Township staff had prepared a draft resolution outlining conditions of preliminary plan approval and all waivers being requested.

Mr. Dinnocenti commented that southbound Kauffman Road north of the entrance is very rough and asked if the school would be required to fix the road when they installed the turning lane. Township Manager Rodney Hawthorne responded that the Township is planning to pave that portion of the road in either 2010 or 2011.

Action: A motion was made by Mr. Cebular, seconded by Mr. Dinnocenti, and unanimously approved by a 4-0 to recommend conditional approval of the preliminary plan and waivers for Ringing Rocks Elementary School as outlined in Resolution #857.

NEW BUSINESS

(#2010-01M) **Scott F. Breidenbach**, *Minor Land Development Plan*, proposal to convert a 1,807+/- square foot residential single family dwelling to a professional office with associated improvements on a .4435 acre lot 2158 Sunnyside Avenue [42-00-04774-00-8] in the R-4 Residential District, with the SV Sanatoga Village District overlay and PMD Planned Mixed-Use Development overlay. [Plans prepared by Ralph E. Shaner & Son Engineering Co., 117 East High Street, Pottstown, PA 19464v, dated 04-06-2010, and consisting of three (3) sheets].

Mr. Scott Breidenbach, the applicant, represented this application. Mr. Breidenbach discussed the plans that were submitted and changes that were discussed with Township staff following the release of the Township Engineer's review letter, particularly with regard to parking. Mr. Breidenbach agreed to move one of the parking spaces in the front yard to the rear of the site. He also agreed to reconfigure the lot to a more linear design to improve circulation of the lot.

Mr. Breidenbach described how his engineer would run stormwater calculations to determine whether some onsite stormwater management techniques, such as stone-filled trenches at the edges of the parking areas or bioswales would be able to handle the stormwater from the site. This would make the stormwater calculations much easier for the applicant. Mr. Breidenbach explained that there was a stormwater inbox at the western edge of the property that collects stormwater from a natural swale running along the northern edge of his property. He said he believes this stormwater collection system, which empties into the Heritage development stormwater management system, would have sufficient capacity; however, doing calculations for a stormwater management system that retains stormwater on his property would be simpler.

Mr. Breidenbach discussed how he had been working with his neighbor to the north. He explained that they would grant him a temporary construction easement to grade his driveway so he would not have to install a retaining wall and guard rail. His neighbors also requested that Mr. Breidenbach not install a property line buffer or fence as required by the SALDO. He produced a letter from Mr. and Mrs. Charles Hallman, dated May 17, 2010, with their support of waivers for property line buffers/screens.

Members of the Planning Commission were concerned about granting relief for screening of the parking area, particularly if a new neighbor moves in. There was consensus that a property line buffer/screen could be supported; however, low-growing shrubbery should be placed along the parking lot to shield the neighbors from car lights and viewing the parking lot.

Mr. Breidenbach described the zoning relief that would be required for the project:

- §250-66.D. which requires a special exception to permit the conversion of a residential home to a professional office.
- §250-66.D.(1) which requires a minimum of an eight-foot wide landscape buffer along all property lines that abut a residential property. Applicant produced a letter from his neighbors to the north who do not support a landscaped buffer along their shared property line.
- §250-66.D.(3) and §250-132.A. which prohibits parking in the front yard. Applicant proposes one handicap space in the front yard because the topography of the rear yard is such that handicap accessibility would be difficult.
- §250-133 which requires a sidewalk along Sunnyside Avenue. Applicant has requested a deferment from installing the sidewalk. Applicant agrees to install sidewalk at such time that the Township requires.
- §250-194.A.(1) which prohibits the location of a sign in the right-of-way. Applicant would like to place the sign outside of the previously established right-of-way (50 feet), but within

the required right-of-way (60 feet). Applicant agrees that the sign shall be moved should the Township require use of the right-of-way.

The applicant said he would provide a lighting plan to show compliance with the lighting section of the zoning ordinance. Mr. Wolfgang asked that the lighting be designed so as not to impact their residential neighbors.

Action: A motion was made by Mr. Dinnocenti, seconded by Mr. Cebular, and unanimously approved by a 4-0 vote, to recommend approval of the requested zoning relief to the Zoning Hearing Board.

GRADING PERMITS

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

The Township Engineer has reviewed and supported approval of the revised grading permit plans which call for grading on the western side of the Sunoco pipe line with the eastern side remaining ungraded until an agreement can be reached with Sunoco. The stockpile will remain on this side until such time. The applicant has agreed to the following conditions with regard to the stockpile:

- On the western portion of the site, a stockpile of no more than five feet in height above the grade of High Street may exist. The pile must be graded to street level within seven days of the deposit.
- On the eastern side of the site, the stockpile must be reduced to no more than 10 feet in height above the grade of High Street by July 30, 2010.
- The stockpile shall be seeded and stabilized if it is inactive for more than 30 days.
- The site may not be used to stockpile dirt for any other site. All dirt deposited and stored on the site must be used on the site.

Action: A motion was made by Mr. Wolfgang, seconded by Mr. Cebular, and unanimously approved by a 4-0 vote, to recommend approval of the grading permit for 3049 East High Street.

Mr. Dailey commented that the Planning Commission and the Township may want to consider imposing time limitations on grading permits in the future.

AUTHORITY BUSINESS

H₂O PA ACT Grant Application Letter of Support

Mr. Dailey read a letter to the Commonwealth Financing Authority notifying them of the Planning Commission's support of the Authority's grant application for the following components:

- Construction of a parallel 18-inch force main from Porter Road pump station to the Pottstown Borough Authority Wastewater Treatment Plan (6,250 linear feet), and interconnection of the new force main with the existing 16-inch and 18-inch force mains to allow for joint use of the force mains;
- Replacement of the two existing 75 HP submersible pumps at the Sanatoga Lake pump station with 125 HP pumps;

- Completion of hydraulic improvements at the Pottstown Borough Authority Wastewater Treatment Plant to accept weather peak flow rates of 17 million gallons per day; and
- Completion of an aggressive I/I reduction program to further reduce wet weather flows.

Mr. Camburn noted that this work would be required in order to enable development at the Sanatoga Interchange to occur.

Action: A motion was made by Mr. Cebular, seconded by Mr. Dinnocenti, and unanimously approved by a 4-0 vote, to sign the letter of support for the Authority's H₂O Grant application.

PLANNING & ZONING

None.

There being no other business, a motion was made by Mr. Dinnocenti, seconded by Mr. Cebular, and unanimously approved by a 4-0 vote, to adjourn the meeting at 7:34 p.m.

The next meeting of the Planning Commission is scheduled for ***Monday***, June 21, 2010 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager