

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

June 21, 2010

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, June 21, 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
Nick 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. Wolfgang, and unanimously approved by a 5-0 vote, to approve the minutes of May 17, 2010, provided an edit requested by Mr. Cebular to change “dates” to “days” on page 3 of the minutes is made.

ACCEPTANCE OF NEW APPLICATIONS

A motion was made by Mr. Cebular, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote, to accept the following applications:

- (#2008-02A) **North Charlotte Street, LP**, *Amended Site Plan*, 1400 North Charlotte Street
- (#2009-03F) **Ringling Rocks Elementary**, *Final Land Development Plan* 1401 Kauffman Road
- (#2010-02M) **Women’s Medical Center**, *Minor Land Development*, 1597 Medical Drive

OLD BUSINESS

None.

NEW BUSINESS

(#2008-02A) **North Charlotte Street, LP**, *Amended Site Plan*, proposal to amend the a plan previously approved by the Board of Commissioners on August 21, 2008, with conditions as outlined in Resolution #780, to develop the site in two phases. The first phase will consist of the consolidation of two parcels into one 7.638-acre parcel and the renovation of the existing 83,463 +/- square foot building and associated improvements to the site, including parking, circulation, stormwater management and landscaping. The second phase will include improvements to site circulation, parking, and off-site improvements to accommodate a 15,000 square foot pad site on the southwestern corner of the property. The site is located 1400 North Charlotte Street [Parcel #s: 42-00-00916-00-5 (Blk 013, Unit 089) and 42-00-00913-00-8 (Blk 013, Unit 099)] in the SC Shopping Center District. [Plans prepared by Wilkinson Associates, Inc. dated 06-20-2008 and, last revised 04-09-2010 and consisting of nineteen (19) sheets].

Joseph Orsatti and Patrick Stuart of Orsatti & Associates, Inc., the applicant’s planning consultants, represented this application. Mr. Orsatti explained that since the applicant received preliminary/final approval, the applicant has completed a large percentage of the site improvements in order to move the first tenant into the site, but due to the economy the site has been dormant. The applicant signed a lease in early April with Food Lion’s Bottom Dollar, a food store, with a planned opening date of October 1. In order to

accommodate this opening, the applicant has proposed phasing the project, with Phase I being all the improvements necessary to open the food store and Phase II being all other improvements. The applicant and Township have met with PennDOT to determine what if any improvements might be required on North Charlotte Street to accommodate the opening. During this meeting, PennDOT notified the applicant that the two existing driveways will require a new HOP (Highway Occupancy Permit) since they have not been in use for 5 years or more. PennDOT said it will review the plans to determine whether the existing entrances and intersections will meet its safety requirements. If so, it will issue a letter of assurance stating that it will support the issuance of an HOP for the two entrances within a few weeks and strive to issue the HOP by September. The HOP will be issued conditioned upon the applicant submitting to full review of the site and committing to any required improvements for any development beyond the food store. These improvements could be significant.

Mr. Orsatti requested that the Planning Commission commit to reviewing building permits so they are ready at such time as the approvals are granted. Mr. Dailey said that the Planning Commission does not have jurisdiction over building permits and that the Planning Commission would not grant approval without the HOP.

M. Wolfgang asked if the waivers and variances from the previous approval are still valid. Ms. Elliott stated that the provision for the grant of variances is that they expire within six months of approval if no building permit is issued. Since a building permit for Planet Fitness was issued for the site within six months of approval, the variances would still be considered valid. Since waivers are part of the Subdivision and Land Development Ordinance and may change, the Planning Commission would want to re-evaluate them to determine if they are still valid and revise and/or reaffirm them at time of recommendation.

Action: No action was taken at this meeting with regard to this project.

(#2009-03F) **PSD: Ringing Rocks Elementary School**, *Final Land Development Plan*, proposal to construct a 20,000+/- 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 #42-00-02125-00-2, 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 05-28-2010, and consisting of thirty-nine (39) sheets].

This application was represented by the Kevin McAghon, engineer; Rod Frye, architect; and Dave Nestor, business administrator. Mr. McAghon explained that since preliminary plan approval was granted, the applicant has received its conditional use for disturbing steep slopes, an NPDES permit, planning module approval and approval from the Pottstown Borough Authority. He said they have received review letters from both the Authority and Township engineers, that have minor clean up items, and will be complied with. He will be submitting an estimate of estimated improvement costs so the Township can begin preparing legal documents required prior to breaking ground on the site.

Mr. Camburn concurred that there are only minor clean up items left on the plans and would support a recommendation for final plan approval.

Mr. Nixon noted that there was a discrepancy on the plans with regard to the tree line at the northern portion of the property. Mr. McAghon stated that he would revise accordingly.

Action: A motion was made by Mr. Cebular, seconded by Mr. Dinnocenti, and unanimously approved by a 5-0 to recommend conditional approval of the final plan and waivers for Ringing Rocks Elementary School as outlined in Resolution #857 and outstanding review letters by the Township's consultants.

(#2010-02M) **Women's Medical Center**, *Minor Land Development Plan*, proposal to demolish the existing 5,025 square foot building and construct a two-story 10,212 square foot medical office building and minor improvements to the parking lot and driveway area on a 43,647 square foot lot at 1597 Medical Drive [Parcel# 42-00-03065-39-4, Block 025, Unit 045] in the LI Limited Industrial District [Plans prepared by Grande Engineering, 43 Burnside Avenue, Norristown, PA 19403, dated 06-01-2010, and consisting of one (1) sheet].

Mr. Jose Grande, the applicant's engineer, and Mr. John Betz, the applicant's architect, represented this application. Mr. Grande and Mr. Betz gave a brief explanation of the project to familiarize the Planning Commission with the project since review letters have not yet been received.

Mr. Wolfgang asked whether the extra space would bring in more employees. A large part of the additional space will be to give the employees and patients more "elbow room." It would consist of meeting space, a larger lunch area, administration space and examination rooms. An additional employee or two may result, but it will not add many more employees.

Mr. Dinnocenti asked how the improvements might impact traffic. The new building is not expected to generate much more traffic; it is designed to provide additional space for the patients and employees.

Both Mr. Dailey and Mr. Nixon commented that the applicant should consider landscaping for the site.

Action: No action was taken at this meeting with regard to this project.

(#2010-03CU) Glenn Springs Holdings, Inc., *Conditional Use Application*

Ms. Elliott gave a brief introduction to the conditional use application for Glenn Springs Holdings, Inc., which is the owner of the Occidental Chemical Site. The application is to request permission to grade within the floodplain to remove and fill a firewater reservoir. She explained that the Planning Commission will be requested to review and make recommendation on the conditional use at their July 19, 2010 meeting after the consultants have had a chance to review and respond to the proposal.

GRADING PERMITS

None.

AUTHORITY BUSINESS

None.

PLANNING & ZONING

None.

There being no other business, a motion was made by Mr. Dinnocenti, seconded by Mr. Hiriak, and unanimously approved by a 5-0 vote, to adjourn the meeting at 7:07 p.m.

The next meeting of the Planning Commission is scheduled for **Monday**, July 19, 2010 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager