

**LOWER POTTS GROVE TOWNSHIP  
PLANNING COMMISSION**

*July 19, 2010*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, July 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  
William Wolfgang

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

**APPROVAL OF MINUTES**

A motion was made by Mr. Cebular, seconded by Mr. Wolfgang, and unanimously approved by a 3-0 vote, to approve the minutes of June 21, 2010.

**ACCEPTANCE OF NEW APPLICATIONS**

None.

**OLD BUSINESS**

***Buchert Ridge Community Phase II***

Ms. Elliott distributed a new concept plan for Buchert Ridge Community, Phase II. She explained that the developer would like to increase the density of the site by eight units. In exchange, the applicant would develop LEED certified buildings. In order to accomplish this proposal, many modifications are proposed for the site: the two three-story garden apartment buildings would be merged into one four-story building and the triplex buildings would be eliminated. In addition, a two-story parking garage, four carports and several maintenance buildings are proposed. Ms. Elliott stated the drawings were for information only. The applicant is expected to submit a new land development plan in time for the September meeting. She noted that there will most likely be several zoning issues, particularly in relation to building height and possibly for the garages.

***Buchert Road Sidewalk***

Ms. Elliott handed out a plan showing a proposed change to the sidewalk the developer of Buchert Ridge was to install along Buchert Road. The original plan was to start the sidewalk at the eastern property boundary of 2090 Buchert Road and go west to the intersection at Kepler Road. Due to the grade near the intersection of Kepler Road, the applicant proposed to narrow Buchert Road to permit curb and sidewalk. PennDOT will not allow the applicant or Township to narrow the road. Many alternatives were discussed; however, the most feasible one appears to terminate the sidewalk prior at an appropriate point near the entrance to Buchert Ridge Phase II and request the permission of Rolling Hills to install sidewalk along the frontage of their property. This will create a continuous sidewalk from the intersection of Buchert and Pleasantview, to its terminus at the Buchert Ridge Phase II entrance.

The Planning Commission was generally supportive of this idea.

**NEW BUSINESS**

**(#2010-03CU)** Glenn Springs Holdings, Inc., ***Conditional Use Application***, proposal to remove and regrade an approximately 20,500 square feet concrete above-ground fire water reservoir and remove two

existing accessory structures located within the within the Floodplain Conservation District at 375 Armand Hammer Boulevard [tax parcel number 42-00-1333-00-2].

Mr. David Madeira of Glenn Springs Holdings, Inc. and Mr. Chirag Thakkar of Langan Engineering represented this application. Mr. Thakkar explained that the applicant is seeking a conditional use because the area falls within the Floodplain Conservation District because the 1967 Montgomery County Soil Survey determined that a portion of the fire water reservoir falls within the demarcation line for alluvial soils. The applicant conducted its on soil survey and found that the alluvial soil line is much closer to the river and that the soils to be disturbed are consider "Made" soils.

Mr. Wolfgang asked for clarification as to the actual size of the area that falls with the 1967 Soil Survey's alluvial soils determination. Mr. Thakkar responded that the reservoir, itself, is 20,500 square feet and the area to be graded located within the Floodplain Conservation District is 19,500 square feet.

Mr. Wolfgang asked how many gallons of water are contained within the reservoir and are any provisions being made for their release. Mr. Madeira responded that while the reservoir was required to be in service, it held a million gallons. The reservoir was taken out of service in December 2009 when BCW installed its own fire water reservoir. Since then, Glenn Springs has stopped filling it and due to evaporation and some minor releases, there are approximately 400-450,000 gallons remaining in the reservoir. Glenn Springs has an NPDES permit for releases due to storm events and they are not required to have anything more for final release, which will be directly into the Schuylkill River. The water was tested before it filled the tank and as it stands. It has been reported as clean.

Mr. Wolfgang asked about the underground gas line near and/or under the tank. Mr. Madeira stated that the line has been abandoned and some of the pipe has already been removed near Armand Hammer Boulevard.

**Action:** A motion was made by Mr. Cebular, seconded by Mr. Wolfgang, and unanimously approved by a 3-0 vote to recommend granting conditional use for Glenn Springs Holdings, Inc. to remove the fire water reservoir and regrade the site.

## GRADING PERMITS

Mr. Kevin McAghon represented this application. Mr. McAghon explained that the general grading information, including grading permit application has been submitted to the Township for review. They are finalizing the schedule, shop drawings and other specifications for submission and are looking for the Planning Commission's support of the application subject to satisfactory review by the Engineer.

Mr. Wolfgang asked if the Planning Commission would like to impose a time limitation on the grading permit for this project. Mr. Dailey said he did not think this project would drag out, since it has a very tight deadline. The consensus was that a timeline was not necessary for this project.

**Action:** A motion was made by Mr. Wolfgang, seconded by Mr. Cebular, and unanimously approved by a 3-0 vote to recommend approval of the Ringing Rocks Elementary School grading permit subject to satisfactory review by the Township Engineer of the schedule, specifications, shop drawings, and any other required material.

## AUTHORITY BUSINESS

None.

PLANNING & ZONING

None.

There being no other business, a motion was made by Mr. Cebular, seconded by Mr. Wolfgang, and unanimously approved by a 3-0 vote, to adjourn the meeting at 6:54 p.m.

The next meeting of the Planning Commission is scheduled for ***Monday***, August 16, 2010 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager