

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

August 16, 2010

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, August 16, 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
Anthony Chericco

APPROVAL OF MINUTES

A motion was made by Mr. Dinnocenti, seconded by Mr. Cebular, and unanimously approved by a 5-0 vote, to approve the minutes of July 19, 2010, provided that the superfluous word “does” was removed from the fourth line of the paragraph relating to the Buchert Road Sidewalk.

ACCEPTANCE OF NEW APPLICATIONS

None.

OLD BUSINESS

(#2008-02A) **North Charlotte Street, LP Phase I**, *Amended Site Plan*, proposal to amend the plan previously approved by Resolution #780 on August 21, 2008, to develop the site in two phases. Phase I will consist of the lot 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. Phase II 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. Phase II is not subject to approval at this time. The site is located at 1400 North Charlotte Street [Parcel #: 42-00-00916-00-5 (Block 013, Unit 089) and 42-00-00913-00-8 (Block 013, Unit 099)] in the SC Shopping Center District. Plans prepared by Wilkinson Associates, Inc., 1150 Glenlivet Drive, Suite 33, Allentown, PA 18106, dated 06-20-2008, last revised 06-30-2010, and consisting of twenty (20) sheets (“Plans”) Phase I (and IA – E&S) Plans consist of 14 sheets.

This applicant was represented by Joseph Orsatti and Patrick Stewart, the applicant’s planning consultants; Michael Sodl, the applicant’s engineer; Matt Hammond, the applicant’s traffic engineer; and George Spaeder, the applicant’s representative.

Mr. Orsatti explained that the applicant was asked to phase the project to accommodate the work that would be required to bring in a new 20,000 square foot tenant (Bottom Dollar) since significant work would be required to receive an HOP for the site beyond that tenant. PennDOT required the applicant to receive an HOP for the two existing driveways on North Charlotte Street since the site had been in active for a period of more than five years in order to permit Bottom Dollar to be occupied. Mr. Orsatti showed the extent of Phase I and the new façade treatment for the site, which is designed to meet the design requirements of both the new tenant and the Township. The applicant is in receipt of draft Resolution #780-A and is in the process of reviewing it, but does not see any major issues at this time.

Mr. Hammond discussed the results of the PennDOT condition statement received July 19, 2010. It stated that for any tenant or extension of current tenants beyond the Bottom Dollar, the applicant would need to install a left turn lane and that within one year of occupancy of the Bottom Dollar, the applicant will be required to perform a traffic impact study for the site. Mr. Hammond explained that the traffic impact study would probably not be necessary because the applicant is currently in the process of performing a study of the site at full build out and will be preparing to work with PennDOT to design the offsite improvements for full build out. While the applicant has not yet received the HOP for the two existing driveways, it has received a letter of assurance stating that it will work in good faith with the applicant to issue the permits, something that is extremely rare for PennDOT to do.

Mr. Spaeder said that since news of Bottom Dollar has gone public, he has three serious tenants that are looking to fill space at the site, so they will be working as quickly as they can to work with PennDOT for the offsite improvements so they do not lose the potential tenants.

Mr. Sodl said there are a few remaining comments to clean up the plans, but they are minor. He is working with the Township Engineer to see if they can fine tune the financial security.

Action: A motion was made by Mr. Cebular, seconded by Mr. Dinnocenti, and unanimously approved by a 5-0 vote to recommend preliminary/final land development approval of the amended site plan for the North Charlotte Street Shopping Center Phase I conditioned upon the applicant's agreement to the conditions outlined in Resolution #780-A.

(#2010-02M) **Women's Medical Center**, *Minor Land Development Plan*, proposal to demolish the existing 5,025 sq. ft. building and construct a two-story, 10,212 sq. ft. medical office building and minor improvements to the parking lot and driveway area on a 43,647 sq. ft. 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].

The application was represented by the applicant's engineer, Jose Grande; the applicant's architect, John Betts; and the applicant's representative, Dr. Charles Touey.

Mr. Grande discussed items of the review letter from Bursich Associates, Inc. dated August 16, 2010, that he wanted input on from the Planning Commission.

Waiver Requests Item 1.d. with regard to realigning the handicap parking spaces: He said he would do as requested; however, he wanted to know if the Planning Commission would support him making the planting islands smaller than 9 foot if it could not be done. Mr. Grande asked if the Planning Commission would support a size of not less than six or eight feet, if that is all that would work. Mr. Camburn suggested that Mr. Grande email him a sketch showing how it would work.

Waiver Requests Item 1.f. with regard to the transformer along the east side of the building: He asked if it could be revised to add that if the tree, telephone box, *and* transformer were removed, then the driveway would be required widening. Mr. Camburn explained that this is a critical area on the site and that it would be important to increase the width if both the transformer and telephone box are removed.

Waiver Requests Item 5 with regard to the northern parking aisle: Mr. Grande asked if the Planning Commission would support leaving it at the proposed 20 feet, rather than conforming with the ordinance requirements of 25 feet. He stated that the proposed width is four feet greater than what currently exists. Mr. Camburn strongly suggested that the Planning Commission require the applicant to make the width 25 because the area is a dead end, the parking spaces are narrow, and there are a number of other encumbrances. Mr. Betts expressed concern over the fact that this would increase the impervious surface and require the

applicant to perform improvements to the stormwater facilities onsite. Mr. Camburn recommended the applicant run calculations to see if the additional impervious surface is greater than the impervious surface removed and, if so, by how much. It may be considered a “de minimis” addition and not require additional calculations and work.

SALDO Item #2 which requires a radius of five feet: Mr. Grande said this may not be possible. Mr. Camburn asked Mr. Grande to call him and he may have some suggestions on how it might be able to work.

Generally Mr. Grande asked if the Planning Commission would allow some flexibility in the 9’x18’ parking island requirement. He said he is trying to balance the size of the parking islands with the number and size of parking spaces. The Planning Commission said it could support this request, but would like to see how they look on revised plans.

Mr. Grande asked to see a copy of the Stormwater Management Operations and Maintenance Agreement. Ms. Elliott said she would send him a sample copy.

Landscaping Item #2 with regard to showing the required landscaping and landscaping provided: Mr. Grande said the applicant meets the requirements. Mr. Camburn said the applicant should show the location/type of landscaping provided on the plans and indicate it in a table as required by ordinance.

General Comments #8 with regard to the width of the driveway entrance (19 feet) as compared to the 20 foot waiver request in some locations along the driveway. Mr. Grande asked if the applicant would be required to add a foot or if the Planning Commission would support a waiver. Mr. Camburn summarized that the Planning Commission could a) support a waiver for 19 feet; b) require the applicant increase it by one foot to meet the 20 foot waiver request; or c) require the applicant to meet the ordinance requirement of 25 feet. Mr. Cebular said he would like to take the opportunity to make it safer now, while the Planning Commission has the opportunity to review and impact the site. Mr. Betts express concern that this might increase their impervious surface space beyond the reduction. Mr. Camburn suggested the applicant do the calculations.

Action: No action was taken at this meeting on this application. Applicant was directed to discuss concerns with the Township Engineer and resubmit plans for the Planning Commission to review. An extension of time was granted by the applicant.

NEW BUSINESS

Notice of Resignation of Planning Commission Chair Geoffrey Dailey/Introduction of member Anthony Cherico

Mr. Dailey said that after more than 20 years serving as a member of the Planning Commission he has made the decision to resign his position. He said he is willing to stay on for a meeting or two more until Mr. Cherico feels comfortable taking over the reins.

GRADING PERMITS

None.

AUTHORITY BUSINESS

Manfredi Subdivision Sewage Facilities Planning Module Component 4A

Mr. Camburn explained the purpose of Component 4-A and Sewage Facilities Planning Modules.

Action: A motion was made by Mr. Hiriak, seconded by Mr. Dinnocenti, and unanimously approved by a 5-0 vote to recommend approval Manfredi Subdivision Planning Module Component 4-A as presented.

PLANNING & ZONING

None.

There being no other business, the meeting was adjourned at 7:36 p.m.

The next meeting of the Planning Commission is scheduled for ***Monday***, September 20, 2010 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager