



**MEETING MINUTES OF THE
PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

January 24, 2011

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, January 24, 2011. The meeting was called to order by Chair, Frank Cebular, at 6:30 p.m. and the following were in attendance:

Frank Cebular, Chair
Nicholas Hiriak, Vice Chair
William Wolfgang
Anthony Cherico

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

APPROVAL OF MINUTES

A motion was made by Mr. Hiriak, seconded by Mr. Wolfgang, and unanimously approved by a 4-0 vote, to approve the minutes of December 20, 2010, with corrections as proposed by Mr. Camburn with regard to the Sewage Facilities Planning Module Component 4-A for Buchert Ridge Community, Phase IIA.

ACCEPTANCE OF NEW APPLICATIONS

A motion was made by Mr. Wolfgang, seconded by Mr. Cherico, and unanimously approved by a 4-0 vote to accept Application #2011-01A, an Amended Land Development Plan for Pottstown Oral Surgery Associates (Sunnybrook Village C-3).

OLD BUSINESS

(#2006-05A) **Buchert Ridge Community, Inc. – Phase IIA**, *Amended Lot Consolidation/Land Development Plan*, proposal to consolidate six lots and the create 45 units: four singles, one triple, and 39 garden apartments and community center in a 68,200^{+/-} sq. ft., four-story building; a 3,830^{+/-} sq. ft. indoor pool/pool house; a 700 sq. ft. landscape shop; an 800 sq. ft. maintenance shop; five carports with 23 parking spaces; a two-story, 16-car parking garage; and an 80-foot long, second-story pedestrian bridge, on 5.96 acres at 2011 Buchert Road [Parcels: #420000693003 (Block 010, Unit 022), #420000694002 (Block 010, Unit 023), #420000697008 (Block 010, Unit 024), #420000700005 (Block 010, Unit 025), #420000703002 (Block 010, Unit 026), and #420000700104 (Block 010, Unit 039)] in an R-2 Residential District [Plans prepared by Hallman Retirement Neighborhoods, 2461 East High Street, Suite M-12, Pottstown, PA 19464, dated 09-15-2010, and consisting of twenty-two (22) sheets] Plan was previously approved Resolution #717-A on June 2, 2008, and proposed the consolidation of six lots and creation of two 750 sq. ft., four-bay garages; a 400 sq. ft. maintenance building; and 38-units: three singles, one twin, 2 triples, and 27 garden apartments and community center in two three-story attached buildings consisting of 49,500^{+/-} sq. ft.

The application was represented by the applicant's representatives, Wil Hallman and Gary Gearhart, the applicant's engineer, John McMenamin, and the applicant's attorney, Chuck Garner. The Planning

Commission was provided with emails dated December 21 and December 22, 2010, between Chad Camburn and John McMenamin with regard to scheduling a meeting with regard to the bus turnaround. Additionally, they received the latest elevations from the applicant showing building height for accessory structures.

Mr. Garner gave an overview of the project, explaining amendments to the plan since final approval in 2008. The plans approved in 2008 also required some zoning relief and he stated that the neighbors at that time supported the project. He said there will be an overall increase in units, specifically in the apartment building, which will be a LEED Certified building. He further explained the zoning relief that would be required to make this project possible. It is the applicant's intent to have the zoning hearing in mid February and present their request to the Board of Commissioners for their consideration at their February 7, 2011, meeting.

Mr. Garner explained that the applicant would be asking for a variance from the requirement to provide two parking spaces per dwelling unit, suggesting that the industry standard for age restrict housing is 1.5 parking spaces per dwelling unit. If the applicant is granted a variance to provide 1.5 spaces per unit, the site will have nine more spaces than required. If the applicant is required to meet the two spaces per unit requirement, they will be short 13 spaces.

Mr. Garner also explained that in order to accommodate additional units in the apartment building, the applicant would like to add one more floor, which would make the building height just under 49 feet, more than the 35 feet required by ordinance. Mr. Garner said the building will be fully sprinklered and the Fire Marshall has stated that the building height and height of the pedestrian walkway is acceptable. He said the applicant could reduce the height of the building by using a flat roof, but did not feel it would be as aesthetically pleasing.

Mr. Garner stated there were several special exceptions required for height and size of accessory buildings on the site, including the pedestrian walkway, the two-story parking garage, multiple carports, and two maintenance buildings. A special exception to permit the pool house as a non-commercial recreational use was also requested.

Action: A motion was made by Mr. Wolfgang, seconded by Mr. Hiriak, to recommend granting approval for the following variances and special exceptions for Application #2006-05A, Buchert Ridge Community, Inc. Phase IIA:

- Variance from §250-201 of the Lower Pottsgrove Township Zoning Ordinance to reduce the required number of parking spaces from 2 spaces per dwelling unit to 1.5 spaces per dwelling unit.
- Variance from §250-51.A. of the Lower Pottsgrove Township Zoning Ordinance to allow the construction of a multi-family building not to exceed 49 feet in height.
- A Special Exception pursuant to §250-58(c) (referring to §250-250-49.E.) of the Lower Pottsgrove Township Zoning Ordinance to permit a pool house and pool enclosure as a non-commercial recreation use.
- A Special Exception pursuant to §250-250-21.D.(4) of the Lower Pottsgrove Township Zoning Ordinance to construct a pedestrian walkway as an accessory structure that is 600 square feet or greater.

- A Special Exception pursuant to §250-250-21.D.(4) of the Lower Pottsgrove Township Zoning Ordinance to permit a two story garage greater than 600 square feet and exceeding 21 feet in height.
- A Special Exception pursuant to §250-250-21.D.(4) of the Lower Pottsgrove Township Zoning Ordinance to allow three carports which are greater than 600 square feet.
- A Special Exception pursuant to §250-250-21.D.(4) of the Lower Pottsgrove Township Zoning Ordinance to permit the construction of two maintenance buildings greater than 600 square feet.

NEW BUSINESS

(#2011-01A) **Pottstown Oral Surgery Associates (Smith Lignelli, LLC), Sunnybrook Village C-3, Amended Site Plan**, proposal to amend Application #2007-07A which was approved October 25, 2007, by Resolution #742, to construct a 12,600 sq. ft. one-story medical office building with modified parking at 500 Heritage Drive [Parcel #42-00-04684-12-5, Block 12-F, Unit 154] in an R-4 Residential District with a PMD Planned Mixed-Use Development Overlay and SV Sanatoga Village District Overlay [Plans prepared by Irick, Eberhardt & Mientus, Suite 3, Gerryville Pike, Pennsburg, PA 18073, dated 01-03-2011, and consisting of ten (10) sheets].

Applicant did not present as they are waiting for all consultant review letters.

Action: No action was taken on this project.

(#2002-02B) **Redners Markets, Inc. (North End Shopping Center)**, *Request for Relief from Subdivision and Land Development Process*, proposal to amend Application #2002-02A which was approved May 6, 2002, to expand the existing Redners Market by 5,712 sq. ft. through the absorption of 3,600 sq. ft. of existing space and the construction of a 2,112 sq. ft. addition at the rear of the property and eliminate an approved, but not constructed 3,842 sq. ft. retail pad site at 1300 North Charlotte Street [Parcel #42-00-00901-00-2, Block 013, Unit 081] in an SC Shopping Center District.

This application was represented by the property owner's representative, Kevin Cannon of Kennedy Wilson Properties, LTD, and Mark Hallacker of Redners Markets. Mr. Cannon explained the extent of the project. Ms. Elliott stated that since the improvement to the site will reduce building coverage, maintain impervious coverage, and not have any impact the site in terms of Zoning or SALDO issues, she and the Zoning Officer support the applicant's request for relief from the land development process. The applicant will still be required to have plans reviewed by Township staff and consultants, execute record plans, and any other agreements as necessary; however, they will not need to go to public meetings for approval.

Action: A motion was made by Mr. Hiriak, seconded by Mr. Cherico, and unanimously approved by a 4-0 vote to recommend granting relief from the land development process for the Redners Market addition.

National Penn Bank LED Sign

Ms. Elliott explained that the Township had received an application for zoning relief to permit an LED sign at National Penn Bank on High Street in the SV Sanatoga Village District. LED signs are not permitted in the SV District.

Action: As a consensus could not be reached on this application, no action was taken.

GRADING PERMITS

(#2010-10G) Women's Medical Center Grading Permit

Mr. Camburn stated that he had reviewed the grading permit application and determined that the information as provided on the land development plan was sufficient for the issuance of a grading permit.

Action: A motion was made by Mr. Hiriak, seconded by Mr. Wolfgang, and unanimously approved by a 4-0 vote, to recommend approval of the grading permit for Women's Medical Center.

AUTHORITY BUSINESS

***(#2009-04) 2209 East High Street (Cilluffo Property Holdings, LLC),
Sewage Facilities Planning Module Component 4-A:***

Mr. Camburn stated that he had reviewed Component 4-A and determined that it was accurate as completed and recommended approval.

Action: A motion was made by Mr. Hiriak, seconded by Mr. Wolfgang, and carried unanimously by a 4-0 vote to authorize Mr. Cebular to sign Component 4A of the 2209 East High Street Sewage Facilities Planning Module.

PLANNING & ZONING

None.

There being no other business, the meeting was adjourned at 7:07 p.m.

The next meeting of the Planning Commission is scheduled for ***Tuesday***, February 22, 2011, at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager