



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

February 22, 2011

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Tuesday, February 22, 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
Ron Dinnocenti
William Wolfgang
Anthony Cherico

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

APPROVAL OF MINUTES

A motion was made by Mr. Hiriak, seconded by Mr. Wolfgang, and unanimously approved by a 5-0 vote, to approve the minutes of January 24, 2011, with corrections as proposed by Mr. Cebular with regard to a spelling error.

ACCEPTANCE OF NEW APPLICATIONS

None.

OLD 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, last revised 02-10-2011, and consisting of ten (10) sheets].

The application was represented by the applicant, Dr. John Lignelli; the applicant's engineer, Robert Irick, and the applicant's architect, Jim Gentile.

Mr. Irick explained the changes that were made to the project to accommodate the new owner's needs since the project was approved in 2007. He said the handicap accessible parking was moved to the west and a rear loading area was added on the eastern side of the building along Heritage Drive. In response to some of the Township Engineer's comments, they widened the sidewalk at the front of the building so they would not need to install wheel stops. The applicant will work with the Township to install lights that do not bleed onto the neighboring residential property. They offered to consider installing light shields.

Mr. Gentile showed elevations for the building. The new building will be similar to the previous building and will be of similar materials to the rest of the commercial buildings in the development.

Mr. Nixon stated that MCPC did not have any comments.

Mr. Wolfgang asked what hours the lights would be turned on and if they were controlled by the property owner or Heritage. Dr. Lignelli said the office is open until 5 p.m. all nights except one, when it is open until 8 p.m. He also stated that they purchased the lot outright, it is not part of a condo association.

Mr. Cebular asked how the applicant intended to handle Subdivision and Land Development comments #2, 3, and 4 from the February 2, 2011, Bursich Associates, Inc. review letter. Mr. Irick replied that the applicant will provide bollards at curb cuts instead of wheel stops; a note was added to the plans with regard to E&S matting; and the dumpster enclosure shall be of similar stone material as the other enclosures in the development.

Action: A motion was made by Mr. Hiriak, seconded by Mr. Dinnocenti, and unanimously approved by a 5-0 vote, to recommend granting the following waivers for Application #2011-01A, Pottstown Oral Surgery Associates:

- §215-18.A.(3) of the Township's Subdivision & Land Development Ordinance which requires sidewalks to be located two (2) feet behind the curblin. Applicant proposes sidewalks at the curblin throughout the project.
- §215-18.C.(2)(c) of the Township's Subdivision & Land Development Ordinance which requires sidewalks in or next to parking areas to be protected by wheelstops. Applicant proposes

Action: A motion was made by Mr. Dinnocenti, seconded by Mr. Wolfgang, and unanimously approved by a 5-0 vote, to recommend granting approval of the amended site plan for Application #2011-01A, Pottstown Oral Surgery Associates subject to the applicant meeting the outstanding conditions in the Township Engineer's latest review letter.

NEW BUSINESS

None.

GRADING PERMITS

None.

AUTHORITY BUSINESS

None.

PLANNING & ZONING

None.

There being no other business, the meeting was adjourned at 6:47 p.m.

The next meeting of the Planning Commission is scheduled for ***Monday***, March 21, 2011, at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager