



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

May 16, 2011

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, May 16, 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
Nick Hiriak, Vice Chair
Ronald Dinnocenti
William Wolfgang
Anthony Cherico

Alyson Elliott, Assistant Manager
Scott Exley, Township Engineer
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 April 18, 2011.

ACCEPTANCE OF NEW APPLICATIONS

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

- #2009-04F 2209 East High Street (Cilluffo Property Holdings, LLC) Final Land Development Application
- #2011-02A Bassett Industries, Inc. (2119 Sanatoga Station Road) Amended Site Plan

OLD BUSINESS

None.

NEW BUSINESS

(#2011-02A) **Bassett Industries, Inc. (2110 Sanatoga Station Road)**, *Amended Site Plan*, proposal to amend the 1997 plan for Riverview Corporate Center which was approved by the Board of Commissioners August 4, 1997, to subdivide an 18.992-acre tract into four lots: Lot 1 = 1.589 acres, Lot 2 = 1.662 acres, Lot 3 = 6.579 acres, and Lot 4 = 8.558 acres; and construct an 88,200 square foot industrial building on Lot 4, to be completed in phases. The new proposal calls for an 18,720 square foot addition onto the existing 60,740 square foot building and associated driveway improvements for a total of 79,460 square foot industrial building at 2119 Sanatoga Station Road [Parcel #42-00-04481-00-4, Block 025, Unit 001] in an LI Limited Industrial District [Plans prepared by Gorski Engineering, Inc., 1 Iron Bridge Drive, Collegeville, PA 19426, dated 04-25-2011, last revised 05-05-2011, and consisting of one (1) sheet].

Jerry Gorski and John Riebow, the applicant's engineer, and David Milks, the applicant, represented this application. Mr. Riebow presented the previously approved plan from 1997 as well as the proposed changes to the plan. He explained that the smaller building and increased driveway area are roughly the same in terms of impervious coverage as the previously approved plan. He stated that he met with the Township engineer to discuss pre-application plans; the engineer has asked that they install rain gardens to address water quality issues that have changed since the project was first approved and they also discussed the retaining wall. Mr. Riebow said that since the plan is not change significantly, he would like to request the Commission approve the plans as submitted.

Mr. Exley also noted that the stormwater was previously designed as direct discharge, under the theory that the stormwater from this site would have been discharged before other stormwater enters they system. Newer regulations call for stormwater quality, as well as quantity, to be managed.

Township staff stated that the plans, as submitted, did not provide enough information to review them with regard to the Township's ordinances. Discussion ensued about the level of review for the types of changes to the plan and how best to have the plan proceed through the land development process.

Mr. Nixon stated that the County supports the project. In absentia, the Fire Marshal submitted a report stating that a five inch story hose adapter should be installed on the fire hydrant next to the driveway on Sanatoga Station Road.

Action: No action was taken at this meeting. The Planning Commission is waiting to see plans submitted with more detail, along with a recommendation from Township staff.

GRADING PERMITS

None.

AUTHORITY BUSINESS

None.

PLANNING & ZONING

Ms. Elliott distributed a memorandum to the Planning Commission with regard to initiatives at the Pottstown Metropolitan Regional Planning Committee. The Committee has hired the firm of Tischler Bise to complete a Fiscal Impact/Market Analysis Study for the region. She explained that the purpose of this project is to help the municipalities determine what types of development would be best suited for the area and what the impact of development will be on its budgets in terms of personnel, infrastructure, and other needs.

Mr. Dinnocenti said that that the developers will not be able to develop if another impact fee is assessed to them. It will become too costly for them to develop.

Ms. Elliott explained that the purpose of this project is not to determine impact fees, but rather to determine the cost of development to the municipalities and to see if what they have is sustainable and to help them develop land use policy. She said that many types of development actually cost municipalities more than if the ground lays fallow. There are some types of development that have a positive impact, but many that do not. The study will help the municipalities determine the appropriate mix for a sustainable region.

In addition, the Committee was approached by the Pottstown Area Health and Wellness Foundation to help it champion a Regional Recreation Coordinator. She mentioned that this may lead to a regional recreation group similar to the Regional Planning Committee. This has been discussed by the municipalities many times, but no one has really pursued it largely because there are many differences between the municipalities. The municipalities are starting to see the benefit of such a union; however, there is significant work to be done before it ever happens.

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***, June 20, 2011, at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager