



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

July 18, 2011

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, July 18, 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

Alyson Elliott, Assistant Manager
Chad Camburn, Township Engineer

APPROVAL OF MINUTES

A motion was made by Mr. Hiriak, seconded by Mr. Dinnocenti, and unanimously approved by a 3—0 vote, with Mr. Wolfgang abstaining, to approve the minutes of June 20, 2011.

ACCEPTANCE OF NEW APPLICATIONS

A motion was made by Mr. Hiriak, seconded by Mr. Wolfgang, and unanimously approved by a 4—0 vote to accept the following new application(s):

- #2011-04M: 1338 Lynn Drive Minor Subdivision

OLD BUSINESS

None.

NEW BUSINESS

(#2008-03B) **Tri-County Urologic Associates, Inc. (Sunnybrook C-7)**, *Amended Site Plan*, proposal to amend the site plan approved by Resolution No. 799 on January 5, 2009, which proposed the development of a two-story 26,000 square foot medical office building and associated improvements, to a one-story 15,178 square foot medical office building and associate improvements on a 2.96 acre lot at 20 Sunnybrook Road [Parcel #42-00-004684-07-1, Block 021E, Unit 158] in the R-4 Residential District with the SV Sanatoga Village District and PMD Planned Mixed Use overlay districts [Plans prepared by Irick Eberhardt & Mientus, Inc., Suite Three, 2771 Geryville Pike, Pennsburg, PA 18073, dated 08-25-2008, last revised 05-24-2011, and consisting of twelve (12) sheets].

The application was represented by the applicant's engineer, Bob Irick; the applicant's architects: Al Wolff and Tom Nichol; and the applicant's representative, Dr. Moreno.

Mr. Irick explained that the new layout includes a smaller building, reduced from 26,000 square feet, to 15,128 square feet. The parking and stormwater is very similar. They have reviewed the Bursich Associates, Inc. review

letter, which states that there is some minor cleanup work and the applicant will comply with each of those items.

Mr. Wolff displayed the elevations for the new building. He said the building will have an “arts and crafts” feel to it, fitting in with the more residential style of the area. He said the style and materials will match that of the rest of the Heritage Sunnybrook development. The building will have a stone base and two different color stuccos, all in neutral earth tones. The roof will be a pitched residential-style roof with dormers. In order to meet the requirements of §250-131 of the Township’s Zoning Ordinance, which requires plane changes every 125 feet for buildings greater than 125 feet in length, the applicant proposes two corner pop outs to break up the building façade. The building is proposed to be 156 feet long and 120 feet wide. There will be a courtyard at the rear of the building which will serve as the entrance for Tri-County Urologic Associates which will occupy approximately 12,000 square feet and a tenant, which will occupy 3,000 square feet. The applicant is hoping to fill the tenant space with a medical office building, but they are not sure yet.

Action: A motion was made by Mr. Wolfgang, seconded by Mr. Hiriak, and unanimously approved by a 4—0 vote, to recommend approval of the amended site plan for Application #2008-03B, Tri-County Urologic Associates, Inc. (Sunnybrook Village Section C-7) at 20 Sunnybrook Road, subject to the applicant satisfying any outstanding comments of the Township Engineer, Fire Marshal and Resolution #799-A.

GRADING PERMITS

None.

AUTHORITY BUSINESS

None.

PLANNING & ZONING

None.

Mr. Cebular and the members of the Planning Commission took the opportunity to close the meeting by thanking Nick Hiriak for his service to the Planning Commission. He and his contributions will be missed.

There being no other business, the meeting was adjourned at 6:53 p.m.

The next meeting of the Planning Commission is scheduled for ***Monday***, August 15, 2011, at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager