



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

*August 15, 2011*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, August 15, 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  
Ronald Dinnocenti  
William Wolfgang  
Anthony Cherico

Alyson Elliott, Assistant Manager  
Chad Camburn, Township Engineer  
Joseph Nixon, MCPC

**APPROVAL OF MINUTES**

A motion was made by Mr. Dinnocenti, seconded by Mr. Wolfgang, and unanimously approved by a 4—0 vote, to approve the minutes of July 18, 2011, subject to a some edits requested by Mr. Wolfgang.

**ACCEPTANCE OF NEW APPLICATIONS**

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

- #2011-04M: Lower Pottsgrove Sportsmans Association

**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<sup>+/-</sup> sq. ft., four-story building; a 3,830<sup>+/-</sup> sq. ft. indoor pool/pool house; a 700 sq. ft. landscape shop; an 800 sq. ft. maintenance shop; five carpports 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<sup>+/-</sup> sq. ft.

This application was represented by Mr. Wil Hallman and Mr. John McMenamin of Wil Hallman Retirement Neighborhoods.

Mr. McMenamin gave the Planning Commission an overview of the events that have unfolded with this application since the Planning Commission supported its application to the Zoning Hearing Board. He represented that the neighbors of the site complained about granting relief to allow the building to exceed 35 feet as required by the R-4 Residential District. As a result, the applicant has redesigned the building to fall within the

requirements of the ordinance. He distributed elevations of the proposed apartment building with the fourth floor being contained by a mansard roof. He stated that the proposed building height measures 35.7 feet. The additional 0.7 feet can be realized under §250-67.C.(2)(c) of the Township Zoning Ordinance, which allows an additional one foot in height for each foot off the 50 foot deep setback from the ultimate right-of-way of the street on which the apartment abuts.

In addition to providing renderings of the new building design, Mr. McMenamain also presented the new design for the bus turnaround. The new design proposes the original entrance being a one-way in to the sight and a secondary one-way exit be provided to the west of the original entrance. He and Mr. Hallman stated that there are several benefits to this new proposal: better parking layout, parking does not encroach into the buffer, and better traffic control/calming for the site. Additionally, Mr. McMenamain discussed other proposed site changes: a terraced retaining wall at the rear of the apartment building, which would contain landscaping, to help attenuate the height of the building; moving the trash and recycling area from the rear of the property to the bus turnaround area, approximately 30 feet from the front yard buffer and along the side yard buffer; shifting one of the proposed 3-bay carports along Alley "A" south to accommodate grading, save mature trees, and provide site distance at the intersection of Alley "A" and Ludwig Lane. This intersection will also have a three-way stop.

Mr. Camburn said that he has informally reviewed and discussed the revisions to the bus turnaround and said that it seems like the revisions will work. Of course, more detailed drawings will be required, as well as PennDOT approval. Mr. McMenamain said that he has initially spoken with PennDOT about the new concept and they seem to be supportive of the new concept.

Mr. Nixon stated that the sidewalks on site seemed a bit gap-y and would like to see some of the gaps filled in. Mr. Hallman said that he would look to see where he could fill some of them; he said the current design is to ensure that the sidewalks/paths were not too steep for the residents to use.

**Action:** No action was taken on this project; however, the Planning Commission stated that it was generally supportive of the concepts presented at the meeting.

#### NEW BUSINESS

(#2011-04M) **Lower Pottsgrove Sportsman's Association**, *Minor Land Development Plan*, proposal to construct a 2,000 square foot pole building and remove 713 square feet of existing out buildings on 33.9 acres at 2121 Sanatoga Station Road [Parcels: 42-00-04483-00-2, 42-00-04489-00-9, 42-00-04489-00-8, and 42-00-03667-00-8] in the LI Limited Industrial District [Plans prepared by McCarthy Engineering Associates, Inc., 1121 Snyder Road, West Lawn, PA 19609, dated 06-29-2011, last revised 08-11-2011, and consisting of three (3) sheets].

This application was represented by the applicant's engineer, Jason Shaner; the applicant's attorney, Peter Dolan; and representatives of the Sportsman's Club, Ron Smoll and Harry Groff.

Mr. Shaner explained that the application was to demolish certain accessory buildings in order to construct a 40 x 50 foot pole barn to be used for storage. The building would not be connected to public water or sewer. The overall increase in impervious coverage is small and the applicant will be providing a small infiltration basin to handle stormwater and water quality for the improvements.

Mr. Camburn stated that he recommended approval of the application, subject to the applicant satisfying outstanding comments in his review letter, dated August 11, 2011. Mr. Nixon stated that he had not yet had a chance to review the application, as he had just received a copy of the application on Friday. He said that his initial impression of the plan is that he did not see any reason to not recommend approval.

**Action:** A motion was made by Mr. Wolfgang, seconded by Mr. Cherico, and unanimously approved by a 4—0 vote, to recommend granting a waiver from §215-35.C.(1) of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which

requires the applicant to show all existing features within 400 feet of the land being subdivided and/or developed.

**Action:** A motion was made by Mr. Dinnocenti, seconded by Mr. Wolfgang, and unanimously approved by a 4—0 vote, to recommend approval of Application #2011-04M, the minor land development plan for Lower Pottsgrove Sportsman’s Association at 2121 Sanatoga Station Road, subject to the applicant satisfying any outstanding comments of the Township Engineer and the Montgomery County Planning Commission.

(#2011-05M) **1338 Lynn Drive Subdivision**, *Minor Subdivision Plan*, proposal to subdivide a 61,084 square foot lot into two lots, Lot 1 beings 20,161 square feet and Lot 2 being 40,923 square feet at 1338 Lynn Drive [Parcel #42-00-02950-00-5, Block 014, Unit 033] in an R-2 Residential District [Plans prepared by Hallman Retirement Neighborhoods, 2461 East High Street, Suite M-12, Pottstown, PA 19464, dated 07-01-2011, and consisting of four (4) sheets].

This application was represented by Mr. Wil Hallman and Mr. John McMenamin of Wil Hallman Retirement Neighborhoods.

Mr. McMenamin made a brief presentation on this two-lot subdivision. He stated that there are some concerns with the project that make it less simple that it seems. They will need to conduct a Sewage Facilities Planning Module, do soil testing to determine if the site has alluvial soils, and look into the historical significance of the existing home. He said that he is not sure when the next time this project will be back in front of the Planning Commission for review.

#### GRADING PERMITS

(#2011-02G) **2209 East High Street** (Cilluffo Property Holdings, LLC)

The Township Engineer has reviewed the project and is awaiting approval from the Pottstown Borough Authority before approving it.

**Action:** A motion was made by Mr. Wolfgang, seconded by Mr. Dinnocenti, and unanimously approved by a 4—0 vote, to recommend approval of Grading Permit Application #2011-02G, subject to the applicant receiving approval from the Pottstown Borough Authority and Township staff.

#### AUTHORITY BUSINESS

None.

#### PLANNING & ZONING

None.

There being no other business, the meeting was adjourned at 7:18 p.m.

The next meeting of the Planning Commission is scheduled for **Monday**, September 19, 2011, at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager