



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

*September 19, 2011*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, September 19, 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

Alyson Elliott, Assistant Manager  
Chad Camburn, Township Engineer

**APPROVAL OF MINUTES**

A motion was made by Mr. Dinnocenti, seconded by Mr. Wolfgang, and unanimously approved by a 3—0 vote, to approve the minutes of August 15, 2011.

**ACCEPTANCE OF NEW APPLICATIONS**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS**

None.

**GRADING PERMITS**

None.

**AUTHORITY BUSINESS**

None.

**PLANNING & ZONING**

**Zoning Application #2011-03: *Salon Twenty-Two*** – proposal to convert a doctor’s office into a beauty salon and to make associated parking improvements in the R-4 Residential District with the SV Sanatoga Village and PMD Planned Mixed-Use Development overlay districts at 2135 East High Street.

The applicant, Tracy Heebner, and the applicant’s engineer, John Aston, represented this application. Mr. Aston presented the plan, stating that it is the intent of Ms. Heebner to convert the site from a doctor’s office to a beauty salon. She plans to add additional parking spaces and to revise the site circulation to include a one way entrance off of High Street and an exit at the rear of the property by accessing the rear alley that exits onto Heritage Drive. There are no exterior building renovations or additions planned at this time. To accomplish this project, Ms. Heebner will require the following relief from the Zoning Hearing Board:

- A Variance from §250-128, which requires a Historic Building Impact Study
- A Variance from §250-132.D. which to reduce side and rear yard parking setbacks

- A Special Exception for §250-127 (through §250-66.C) to permit a beauty salon in the R-4 Residential District

Mr. Aston stated that a land development application has been submitted that will address parking layout, stormwater, lights and landscaping. It will be on the October Planning Commission agenda for the Planning Commission to review.

Mr. Camburn stated that he did not have any comments on the zoning application and will provide comment for the land development plans.

**Action:** A motion was made by Mr. Dinnocenti, seconded by Mr. Wolfgang, and unanimously approved by a 3—0 vote to recommend approval of the requested zoning relief to the Zoning Hearing Board.

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***, October 17, 2011, at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager