



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

*October 17, 2011*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, October 17, 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, MontCo Planning Commission

**APPROVAL OF MINUTES**

A motion was made by Mr. Wolfgang, seconded by Mr. Cherico, and unanimously approved by a 4—0 vote, to approve the minutes of September 19, 2011.

**ACCEPTANCE OF NEW APPLICATIONS**

A motion was made by Mr. Dinnocenti, seconded by Mr. Wolfgang, and unanimously approved by a 4—0 vote, to approve new application #2011-06M: Salon Twenty-Two, 2135 East High Street.

**OLD BUSINESS**

None.

**NEW BUSINESS**

(#2011-06M): **Salon Twenty-Two**, *Minor Land Development Plan*, proposal to make certain site improvements, including an expanded parking lot and access to the rear alley, in order to convert the 2,840 square foot building from a doctor's office to a salon on a 27,000 square foot lot at 2135 East High Street [Parcel # 42-00-01489-00-8, Block 021, Unit 056] in an R-4 Residential District, with the SV Sanatoga Village and PMD Planned Mixed-Use Development Overlay Districts [Plans prepared by Aston Surveyors/Engineers, Inc., 44 South Chestnut Street, Boyertown, PA 19512, dated 09-14-2011, and consisting of five (5) sheets].

This application was represented by the applicant, Tracy Heebner; the applicant's father, Les Reinhart; and the applicant's engineer, John Aston.

Mr. Aston began by discussing the waivers for the project, which Chad Camburn said he supported. He also said that zoning relief was granted by the Zoning Hearing Board (Variances from §250-128, which requires a Historic Building Impact Study and §250-132.D. to reduce side and rear yard parking setbacks and a Special Exception for §250-127 (through §250-66.C) to permit a beauty salon in the R-4 Residential District).

Mr. Aston asked if the lighting on the building would need to be upgraded per the ordinance. Mr. Camburn stated that the Zoning Officer would need to make a determination. Lighting will be on a timer to meet the time requirements of the ordinance.

Mr. Wolfgang asked about the sanitary sewage EDU requirements for the project. Mr. Camburn replied that they will continue with the current level of EDUS (2) and it will be re-evaluated after a year of operation.

Mr. Nixon asked if the applicant was intending to use the well. Mr. Aston replied that they have tested the well and it will have sufficient pressure to meet the needs of the business. If after some time in operation, it is determined that it does not, they will have to connect to the water line on the other side of High Street or go across the Heritage property to connect to the line in Heritage Drive. They will make sure the well is capped per the County Health Department's requirements.

Sidewalk would be provided out the front door, but not along High Street. Trash will be kept in the basement of the building until collection day. With respect to stormwater management, energy dissipaters were added to the plan to address the Township Engineer's comments and infiltration testing showed that pervious surfaces were not appropriate for this site.

The applicant will be requesting a waiver from §215-54.C.(4)(a) which requires a buffer area of not less than 25 feet or more than 50 feet in width. Mr. Camburn reported that Scott Exley, the adjoining property owner supports the reduction in the buffer.

**Action:** A motion was made by Mr. Dinnocenti, seconded by Mr. Wolfgang, and unanimously approved by a 4—0 vote to recommend approval of the following waivers:

1. §215-23.A. of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires all contours and elevations to be based on the Township's datum. Elevations shown on the plan are consistent with the datum used on the land development plans for the neighboring Bursich Associates, Inc. building expansion project. The as-built plans for the site must be based on the Township's datum.
2. §215-35.C.(1) of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires Applicants to detail on the plans all existing features within 400 feet of the subject property.
3. §215-51.B.(1) of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires one planting island to be provided for every 10 parking stalls and that no more than 10 contiguous parking stalls in a row should be placed without a planting island. This plan shows on row of parking with 11 contiguous parking spaces.
4. §215-54.C.(4)(a) of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires a buffer area of not less than 25 feet or more than 50 feet in width to be established along property lines. Applicant is proposing additional planting along the property line shared with 2129 East High Street. At the rear of the property line, there is a driveway an alley and parking area.
5. §215-54.C.(4)(d) of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which does not permit parking in the buffer area. The proposed parking area is an extension of the existing parking lot. The proposed parking area will not encroach closer to either side property line than the existing parking area.

**Action:** A motion was made by Mr. Dinnocenti, seconded by Mr. Cherico, and unanimously approved by a 4—0 vote to recommend approval of minor land development plan for Salon Twenty-Two, conditioned upon the items listed in draft Resolution #916.

## GRADING PERMITS

- A. #2011-04G: Lower Pottsgrove Sportsman's Association
- B. #2011-05G: Salon Twenty-Two

Mr. Camburn stated that he had reviewed the grading permit applications for both applications and recommends approval of the permits, subject to review and approval by the Township's Zoning Officer and Manager.

**Action:** A motion was made by Mr. Wolfgang, seconded by Mr. Cherico, and unanimously approved by a 4—0 vote to recommend approval of grading permits for Applications #2011-04G: Lower Pottsgrove Sportsman's Association and #2011-05G: Salon Twenty-Two.

## AUTHORITY BUSINESS

None.

## PLANNING & ZONING

None.

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**, November 21, 2011, at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager