



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

April 16, 2012

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, April 16, 2012. 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, Vice Chair
William Wolfgang
Anthony Cherico
Brian Brentzel

Alyson Elliott, Assistant Manager
Chad Camburn, Township Engineer
Joseph Nixon, MontCo Planning Commission

REORGANIZATION

Mr. Cebular began the meeting by welcoming new member Brian Brentzel to the Planning Commission. Mr. Cebular then turned the meeting over to Ms. Elliott to reorganize for 2012.

A motion was made by Mr. Wolfgang, seconded by Mr. Dinnocenti, and unanimously approved by a 5—0 vote, to reappoint Mr. Cebular Chair of the Planning Commission. Mr. Cebular accepted the appointment and resumed control of the meeting.

A motion was made by Mr. Wolfgang, seconded by Mr. Cherico, and unanimously approved by a 5—0 vote, to appoint Mr. Dinnocenti Vice Chair of the Planning Commission. Mr. Dinnocenti accepted the appointment.

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 October 17, 2011 with the following changes:

- Mr. Cebular said to replace “he” with “the” on the first line of the second paragraph on page 2
- Mr. Camburn pointed out that “impervious” should be “pervious” on the third line on the third paragraph on page 2

ACCEPTANCE OF NEW APPLICATIONS

None.

OLD BUSINESS

(#2011-03A) **Berean Bible Church**, *Amended Site Plan*, proposal to amend the Pottstown Youth Centre and Beulah Land Swim Club Grounds Plan which was approved by the Board of Commissioners on February 4, 1985, to construct a 27,142 square foot gymnasium-style building, a baseball field and a soccer field. The new

proposal calls for a 10,960 square foot gymnasium, for a total of 40,426 square feet (including 1,211 square foot three-bay garage and 1,203 square foot pavilion on 16.56 acres at 2675 East High Street [Parcel #42-00-04574-20-8, Block 17, Unit 161] in an R-3 Residential District [Plans prepared by Hallman Retirement Neighborhoods, 2461 East High Street, Suite M-12, Pottstown, PA 19464, dated 4-28-2011, last revised 03-27-2012, and consisting of eleven (11) sheets].

The application was represented by the applicant's engineer, John McMenamin, the applicant's representatives: Pastor William Neitz, Roy Schell and Dave Tomko.

Mr. McMenamin summarized the zoning relief granted for lighting and property line buffers and said that at the request of the Planning Commission, he provided them with copies of the letter sent to the Church's neighbors requesting their permission to maintain the existing level of property line buffering, rather than add more to meet the requirements of both the Zoning and Subdivision and Land Development Ordinance. He stated that all neighbors who responded supported the Church's request. Mr. Wolfgang asked since the letter was sent out in November of 2008, whether any property ownership has changed. Mr. Neitz responded that to his knowledge only one property has changed ownership. It was purchased by Mr. Hallman and the tenant who lives there now was living there in 2008. There were some concerns about lighting by the neighbors and one neighbor, Mr. Haybecker, was concerned about the level of landscaping.

Mr. McMenamin explained that both Berean Bible Church and Sanatoga Ridge Community will be executing a stormwater management agreement for the basin that is located on both properties acknowledging each other's rights to the basin and establishing Sanatoga Ridge as the responsible party for maintaining the basin.

Mr. McMenamin explained that the Township Zoning Officer said it was unclear as to whether one or two handicap parking spaces would be required, so he provided to spaces.

Mr. Brentzel asked if the site was low on fill. Mr. Schell responded that since some of the work will be on existing blacktop, some additional topsoil will be required.

Mr. McMenamin stated that the applicant is still waiting for its NPDES permit, but expects it soon. Mr. Camburn stated that he has reviewed the applicant's E&S plan and finds it satisfactorily, but will support any changes requested by the Montgomery County Conservation District (MCCD).

Mr. Nixon asked what water quality measures would be incorporated in the basin. Mr. McMenamin said none would be incorporated. MCCD wanted him to amend soils and replant the existing basin, which currently works very well. As a compromise, they will be installing an infiltration berm.

Action: A motion was made by Mr. Dinnocenti, seconded by Mr. Cherico, and unanimously approved by a 5—0 vote to recommend approval of the following waivers:

1. §203-13.C.(10) of the Lower Pottsgrove Township Stormwater Ordinance which requires any pipe or other component which discharges directly into a basin to be equipped with energy dissipating devices and outlet into the bottom of the basin. Applicant proposes the storm pipe from the existing building roof to discharge into a swale instead of the bottom of the basin.
2. §203-13.D.(6) of the Lower Pottsgrove Township Stormwater Management Ordinance which requires all storm sewers to be a material which meets the 100-year life expectancy criteria contained in PennDOT's Design Manual 2, most recent edition. Applicant proposes to use corrugated plastic storm pipe.
3. §215-17.B.(3) of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires driveway paving widths for two-way

traffic to be a minimum of 24 feet. Applicant proposes to maintain the driveway from the gymnasium to Skytop Road for two-way traffic at 12 feet.

4. §215-17.D.(10) of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires curblines within a parking area to be at least 5 feet. Applicant proposes 4.75 feet.
5. §215-17.D.(11) of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires parking aisle width to be a minimum of 25 feet. Applicant proposes 24 feet.
6. §215-54.C.(1)(A) of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires property line buffers. Applicant has received input from neighbors supporting their request to not provide any property line buffer.

Action: A motion was made by Mr. Dinnocenti, seconded by Mr. Wolfgang, and unanimously approved by a 5—0 vote to recommend approval of amended site plan for Berean Bible Church, conditioned upon receipt of NPDES permit approval and that any changes requested by Township Staff and the MCCD are met.

NEW BUSINESS

None.

GRADING PERMITS

#2012-02G: Manfredi Subdivision, 1503 and 1507 North Adams Street

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

Action: A motion was made by Mr. Wolfgang, seconded by Mr. Brentzel, and unanimously approved by a 5—0 vote to recommend approval of grading permits for Application #2012-02G: Manfredi Subdivision.

AUTHORITY BUSINESS

None.

PLANNING & ZONING

MS-4 Stormwater Discussion

Mr. Camburn discussed the implications of the new stormwater management requirements as part of the MS-4 renewal process. Lower Pottsgrove and many other municipalities in the region have banded together over the past two years to work with the Pennsylvania Department of Environmental Protection and United States Environmental Protection Agency in revising some of the more stringent and objectionable regulations being forced on municipalities without funding support. While some of the mandates have been relaxed, the municipalities will still need to expend considerable cost to meet the new regulations. Most notably is the requirement to reduce known pollutants in a watershed to a PaDEP-established limit. Lower Pottsgrove Township drains to the Schuylkill River watershed, for which PaDEP has established a limit for PCB

contamination. Chad will be working on developing a plan over the next few months to address the PCB levels attributed to Lower Pottsgrove and to develop a strategy for reducing the pollutant discharge. He cautioned that PaDEP has acknowledged that meeting their limits for the watershed will take several decades and will likely be very costly due to the nature of PCB removal methods. Furthermore, the majority of the contamination sources are likely located on private properties, the township has limited rights on privately owned property, and the cleanup processes are vague.

PMRPC Fiscal Impact and Market Analysis Study and Township Zoning Discussion

Ms. Elliott presented a synopsis of the April 3, 2012, presentation by the Pottstown Metropolitan Regional Planning Committee of the preliminary results of the Fiscal Impact and Market Analysis Study that she attended with Mr. Nixon and Mr. Brentzel.

Types of uses that would work for Armand Hammer Boulevard Interchange area include: R&D facilities, light assembly / manufacturing, medical offices / multi-tenant offices, alternative energy. Types of uses they thought would be appropriate for the Sanatoga Interchange include: Business Technology Park (multi-tenant office, R&D, emerging energy technology, single-tenant office), mixed residential and commercial. They said that with the new economy, there is a significant reduction in the demand for retail and that build out is like to take 30+ years.

The consultants took a look at the impact of current land use trends based on the following assumptions for job and population growth over the next 20 years – following the trends, halving the trends, and member municipalities growing according to trend, but maintaining their current population and job shares within the region. The consultant's analysis shows that Lower Pottsgrove Township will operate under a deficit under all three scenarios. This deficit is primarily due to the large capital demands (parks, sewer, roads, etc.) of the growth and that the Township does not have taxing mechanisms in place (recreation tax, transportation impact fee, etc.) to help cover these costs. The consultant said they will look at various growth scenarios to determine what type of growth, if any would be appropriate for the Township to help guide it in its land use decisions.

The Township's Parks and Recreation Board has recently started looking at its capital needs and will be looking at ways to help fund them over the next year. Ms. Elliott said she is has been working on revising the Sanatoga Interchange ordinances to reflect this new information and that she and Mr. Nixon will also be using this information as they look at the various zoning districts as part of the Zoning Ordinance rewrite.

There being no other business, the meeting was adjourned at 7:30 p.m.

The next regularly scheduled meeting of the Planning Commission will be held **Monday**, May 21, at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager