



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

June 18, 2012

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, June 18, 2012. The meeting was called to order by Vice Chair, Ron Dinnocenti, at 6:30 p.m. and the following were in attendance:

Ronald Dinnocenti, Vice Chair
Anthony Cherico
Brian Brentzel

Alyson Elliott, Assistant Manager
Scott Exley, Township Engineer

APPROVAL OF MINUTES

A motion was made by Mr. Brentzel, seconded by Mr. Cherico, and unanimously approved by a 3—0 vote, to approve the minutes of May 21, 2012.

ACCEPTANCE OF NEW APPLICATIONS

None.

OLD BUSINESS

None.

NEW BUSINESS

(#2012-01W): **The Wyndcroft School, 443 Highland Avenue**, request for waiver of land development process for the conversion of a residential property to an educational use. More than 75% of the property and more than 90% of the improvements are located in the Borough of Pottstown. Lower Pottsgrove Township will be receiving the site's stormwater. The conversion includes a 625 square foot addition and approximately 14,200 square feet of additional impervious coverage in the form of playground, parking, and sidewalk areas. All but 600 square feet of the improvements are located in the Borough of Pottstown. The entire property is located on 1.2 acres at 443 Highland Avenue [Parcel #16-00-15680-00-9, Block 136, Unit 2] in Lower Pottsgrove Township's R-2 Residential District [*Plans prepared by Woodrow & Associates, Inc., 1108 North Bethlehem Pike, Suite 5, Lower Gwynedd, PA 19002, dated 03-02-2012, last revised 05-04-2012, and consisting of eight (8) sheets*].

Tim Woodrow of Woodrow & Associates, Inc., the applicant's engineer, and Jeffery Gorrin of the Wyndcroft School represented this application.

Mr. Woodrow introduced the project. The residential property, also known as the Pollack House, was purchased by The Wyndcroft School in order to accommodate additional space needs for the school and will serve as administrative offices and primary school class rooms. The 26-space parking lot is meant to accommodate most of the parking needs for the school, which are currently met by parallel parking on Rosedale Avenue. Enrollment at the school is not expected to increase with the opening of the new building at 443 Highland

Avenue. It is currently approximately 250 students. The applicant has gone through the Borough's zoning and land development review process, which is in the process of wrapping up.

Mr. Woodrow said that he and the applicant have received the letters from the Township and Engineer with regard to the project review. The applicant will comply with all outstanding comments. Mr. Dinnocenti said he was concerned about the applicant's need for a waiver from §215-18.A. of the SALDO, which requires sidewalk along road frontages. Mr. Woodrow said that due to the existence of mature trees and difficult grades along Rosedale Avenue, the Borough chose not to require sidewalk along Rosedale, opting instead, for an internal sidewalk that connects Rosedale to the existing sidewalk that terminates midblock on Mulberry Street (sidewalk exists on the Highland Avenue frontage and continues around the corner to the midblock section of the Mulberry Street frontage). Members of the Planning Commission expressed concern about the School permitting the public to utilize the sidewalk / path system internal to the property to connect the Mulberry sidewalk to the Rosedale sidewalk. Additionally, they were concerned about the applicant's proposal to privatize Rosedale Avenue between Wilson and Mulberry to control traffic. After much discussion, the applicant suggested continuing the sidewalk on Mulberry along the property frontage to the corner of Rosedale and Mulberry. The Planning Commission stated that they would also consider waiving the requirement for a two foot buffer between the curb and sidewalk, if it was necessary.

Members of the Planning Commission expressed concern that the applicant would be increasing the amount of stormwater going into the existing storm pipe and the Township's stormwater system. Mr. Exley stated that the applicant is required to reduce the amount of stormwater leaving the property by 75% of the pre-development levels. This is being achieved by an underground detention basin.

Action: A motion was made by Mr. Brentzel, seconded by Mr. Cherico, and unanimously approved by a 3—0 vote to recommend a partial waiver from §215-18.A.(1) of the Township's Subdivision and Land Development Ordinance to not require sidewalk along the Rosedale Avenue frontage of the property and from §215-18.A.(3) of the SALDO to eliminate the two foot required buffer between the curb and sidewalk, if it is deemed necessary to preserve existing/proposed landscaping and grade.

Action: A motion was made by Mr. Brentzel, seconded by Mr. Cherico, and unanimously approved by a 3—0 vote to recommend a waiver from the Land Development process, provided the applicant agrees to follow staff reviews and recommendations.

GRADING PERMITS

#2012-04G: *The Wyndcroft School, 443 Highland Avenue*

Action: A motion was made by Mr. Brentzel, seconded by Mr. Cherico, and unanimously approved by a 3—0 vote to recommend approval of grading permit for Application #2012-04G: The Wyndcroft School, subject to Township staff review.

AUTHORITY BUSINESS

None.

PLANNING & ZONING

None.

There being no other business, the meeting was adjourned at 7:20 p.m.

The next regularly scheduled meeting of the Planning Commission will be held **Monday**, July 16, at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager