



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

July 16, 2012

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

Alyson Elliott, Assistant Manager
Chad Camburn, Bursich Associates, Inc.
Joseph Nixon, MCPC

APPROVAL OF MINUTES

A motion was made by Mr. Dinnocenti, seconded by Mr. Cherico, and unanimously approved by a 3—0 vote, with Mr. Wolfgang abstaining, to approve the minutes of June 18, 2012.

ACCEPTANCE OF NEW APPLICATIONS

None.

OLD BUSINESS

None.

NEW BUSINESS

(#2011-07P): **Sanatoga Marketplace**, *Preliminary Land Development Plan*, proposal to develop a 102,939 square foot commercial retail building and 7,500 square foot restaurant pad site, with associated site improvements, at 3049 East High Street [Parcel #42-00-01681-00-5, Block 018, Unit 065] in the G-IN Gateway Interchange District [*Plans prepared by McCarthy Engineering Associates, Inc., 1121 Snyder Road, West Lawn, PA 19609, dated 10-14-2011, last revised 07-11-2012, and consisting of nineteen (19) sheets*]

The application was represented by Jay Tornetta and Charlie Tornetta, the applicants; Jason Shaner, the applicant's engineer; and Greg Bogia, the applicant's traffic engineer.

Mr. Tornetta explained that he has been working with the Township Engineer and believes that there are minimal outstanding engineering issues. Most of the outstanding issues include, traffic impact study, highway occupancy permits, NPDES permits, architecture and site design, water and sewer connections, driveway access rights through the neighboring Turkey Hill property and screening of neighboring properties.

Mr. Tornetta stated that he does not have any tenants, but he is planning to attend the International Council of Shopping Centers in September to start shopping the site to potential tenants, mostly national-level tenants. In order to be competitive, he would like to have plan approval. Until the tenants have been identified, he will not know how the main building will be divided. The pad site is sized so it can accommodate the needs of many

restaurants that might consider this site. A fast food restaurant is not planned for this site. Mr. Camburn stated that if the applicant wants to put in a fast food restaurant, the applicant will need to present it to the Planning Commission and Board of Commissioners because it will require different site layout.

Mr. Tornetta explained that they had property rights from the neighboring Turkey Hill property for stormwater and access to Rupert Road, which were a condition of approval during the Turkey Hill land development process. Once he receives preliminary plan approval, he will approach the owners of Turkey Hill formally to work through any remaining details for access to Rupert Road.

Mr. Tornetta said he has had multiple meetings with PennDOT to discuss the entrance on High Street. They have settled on a right in/out on High Street and a left in on High Street. Rupert Road will have full access. He said he would support a light at the High Street entrance, but does not think the warrants will permit one at this time. He hopes that as future development happens in the area, a light will become warranted. He is not sure if a right turn lane will be required from High Street. Once PennDOT has reviewed the traffic study, he will give the study and PennDOT's comments to the Township Engineer for review and comment. Truck traffic will be determined by the tenants; however, he said the site is designed with a truck circulation plan.

Mr. Wolfgang asked if the intersection at Prusshill and Rupert Roads would be considered as part of this project. Mr. Tornetta stated that their analysis shows that a vast majority of the traffic to and from the site will be utilizing High Street, rather than Rupert Road.

Mr. Cebular asked about the gas line easement, which runs north/south through the property. Mr. Tornetta explained that the sight is designed to not encumber the pipeline. The gas company prefers a majority of the traffic on the pipeline to be parallel, rather than perpendicular. The site is also designed to give the gas company the ability to add another line, if needed. Vegetation in the landscape islands near the pipe line will be limited to shrubs; any trees required in those islands will be planted elsewhere on the site.

Mr. Wolfgang asked about impact on the Township's services and whether any impact fees will be required. Ms. Elliott said they have not yet reached that point in their analysis of the impact study. Mr. Tornetta said that he feels the additional tax revenue will offset the impact of the project on Township services.

Mr. Shaner addressed the waivers that the applicant will be requesting, as outlined in is Waiver Request letter dated July 16, 2012:

1. §215-17.D.(11) of the Lower Pottsgrove Township Subdivision & Land Development Ordinance which requires parking drive aisle widths to be not less than 25 feet. Applicant proposes 24 feet, which is an industry standard.
2. §215-35.C.(1) of the Lower Pottsgrove Township Subdivision & Land Development Ordinance which requires the applicant to show existing features within 400 feet of tract boundaries. Applicant has provided an aerial photograph of the site and its surroundings.
3. §215-36.A.(1) of the Lower Pottsgrove Township Subdivision & Land Development Ordinance which requires a vertical scale of 2, 4, or 10 to the inch for profiles. Applicant proposes a vertical scale of 5 feet to the inch, which is an industry standard.
4. §215-51.B.(1) of the Lower Pottsgrove Township Subdivision & Land Development Ordinance which requires a landscaping island every 10 parking spaces. Applicant proposes elongated landscaping islands along the adjoining ends of the parking stalls, which will provide for possible stormwater quality gardens. Any landscaping required in those islands will be planted elsewhere on the site.

5. §215-51.B.(5) of the Lower Pottsgrove Township Subdivision & Land Development Ordinance which requires planting requirements for parking islands. Applicant requests shade trees not be planted in the planting islands along the gas pipeline. All required trees will be planted elsewhere on the site.
6. §215-54.C.(4) of the Lower Pottsgrove Township Subdivision & Land Development Ordinance which establishes buffer area locations and dimensions. Applicant requests this waiver for two locations: along 140 feet of the Wojton property to the north of the site and along the Turkey Hill property to the east of the site. With respect to the Wojton property, the applicant proposes a 6 foot high fence and to plant the required plantings on the Wojton property, if they agree. With respect to the Turkey Hill property, applicant proposes a 6 foot high fence and to plant the required trees elsewhere on the site. Applicant will be required to provide property owner permission in writing prior to granting waiver.
7. §215-54.C.(4)(d) of the Lower Pottsgrove Township Subdivision & Land Development Ordinance which does not permit parking in the buffer area. Applicant requests the parking lot along the western property line to encroach into the 25 foot buffer by five feet, aligning with the 20 foot side yard setback. Applicant proposes a 48 inch high berm along that property line, in addition to the required landscaping.
8. §215-54.C.(5) of the Lower Pottsgrove Township Subdivision & Land Development Ordinance which establishes plant materials and quantities for buffers and screens. Applicant proposes berming and additional canopy trees in place of the required ornamental trees.
9. §215-18.A.(3) of the Lower Pottsgrove Township Subdivision & Land Development Ordinance which requires sidewalks to be located two feet behind the curb. Applicant may be required by PennDOT to locate the sidewalk more than 2 feet behind the curb to stay out of the PennDOT right-of-way.

The Planning Commission said it does not have an objection to the waivers being requested, but will wait until preliminary plan approval to make a formal recommendation.

Mr. Nixon asked if the applicant was considering a vegetated basin. Mr. Tornetta said it was not outside the realm of possibilities. Mr. Camburn stated that the applicant will still need to receive approval from the Montgomery County Conservation District, which will make recommendations with respect to water quality issues. The Township usually follows their recommendations.

Mr. Nixon also advised the applicant to provide a variety of plant materials to reduce risk of disease and die off.

Mr. Wolfgang asked about lighting and hours. Mr. Shaner said the lights are designed to eliminate spill over onto other properties. They have provided shielding on the lights to reduce this risk. Mr. Tornetta said he does not know what hours the lights will be on; it depends on who is tenants are. Typically, during off hours, they will leave a small number of lights on for safety.

Mr. Cherico asked if there will be a connection between the Turkey Hill and proposed shopping center through the fence. Mr. Tornetta said there will definitely be a sidewalk connection along High Street. He is willing to consider a connection through the fence.

Action: No action was taken at this meeting.

GRADING PERMITS

None.

AUTHORITY BUSINESS

None.

PLANNING & ZONING

Sanatoga Interchange – Ms. Elliott provided an update on the status of the ordinances for the Sanatoga Interchange. She said that she and Rod Hawthorne met with Simone Collins that morning to discuss revisions to the ordinances. The revisions have taken into account the results of the Pottstown Metropolitan Regional Planning Committee’s fiscal impact study, developer concerns over the sustainable building measures, market conditions, and some issues Township staff have been working through in other areas. She said the meeting was very productive. Simone Collins has also been working with Limerick Township on an ordinance for the Ridge Pike corridor just east of Lower Pottsgrove and they have struggled through many of the same issues, so Ms. Elliott will be reviewing their draft product to for ideas. She anticipates having a draft for review by the Planning Commission at one of their upcoming meetings.

There being no other business, the meeting was adjourned at 7:32 p.m.

The next regularly scheduled meeting of the Planning Commission will be held ***Monday***, August 20, at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager