



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

*July 15, 2013*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, July 15, 2013. The meeting was called to order by Chair, Frank Cebular, at 6:30 p.m. and the following were in attendance:

Frank Cebular, Chair  
Ron Dinnocenti, Vice Chair  
William Wolfgang  
Anthony Cherico  
Brian Brentzel

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

**APPROVAL OF MINUTES**

A motion was made by Mr. Brentzel, seconded by Mr. Dinnocenti, and unanimously approved by a 5—0 vote, to approve the minutes of June 17, 2013, which was the latest meeting of the Planning Commission.

**ACCEPTANCE OF NEW APPLICATIONS**

**ACTION:** A motion was made by Mr. Dinnocenti, seconded by Mr. Brentzel, and unanimously approved by a 5—0 vote, to accept new applications, #2013-01M: T.J. Maxey Enterprises, LLC, 2766 East High Street and #2013-02S: PSD: Pottsgrove High School, 1301 Kauffman Road.

**SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW**

#2013-02S: **PSD: Pottsgrove High School**, *Land Development Sketch Plan*, proposal to make four additions to the Pottsgrove High School building for a total of approximately 26,000 additional sq. ft. and to make site improvements including driveway and parking lot improvements, a multipurpose artificial turf athletic field, and a softball field on 62 acre site at 1301 Kauffman Road [42-00-02125-00-2 and 42-00-03671-00-4] in the R-2 Residential District. [Plans prepared by Terraform Engineering, LLC, One East Broad Street, Suite 330, Bethlehem, PA 18018, dated 06-21-2013 and consisting of four (4) sheets].

This sketch plan application was represented by Terry DeGrube, Dave Nestor, Mike Katzenmoyer, and Jake Nuff. The applicants presented their plans to make improvements to the school that are not intended to increase student capacity, rather to help the school meet modern educational challenges. Improvements to the administration area, gym, cafeteria, lab area, bus drop off and parking will be made. They are planning to soften the harsh turn on School Lane and make a slight increase in parking spaces.

The School District will most likely request a waiver from parking lot landscape island requirements for the southern parking lot. They would like to leave it open to permit band practice. Depending on budget, they may

install a turf multipurpose and softball field. The District also plans to address stormwater along School Lane from Ringing Rocks Elementary School.

The plan is for the project to be a two year, three summer project, with the planned start of construction for Summer 2014. The timeframe for resubmitting plans is expected to be 4-5 weeks and the applicant will sign a request for extension of review time, per the Municipalities' Planning Code.

#2010-01M: **Scott F. Breidenbach**, *Minor Land Development Plan*, proposal to convert a 1,807+/- square foot residential single family dwelling to a professional office with associated improvements on a .4435 acre lot 2158 Sunnyside Avenue [42-00-04774-00-8] in the R-4 Residential District, with the SV Sanatoga Village District overlay and PMD Planned Mixed-Use Development overlay. [Plans prepared by The Crossroads Group, LLC, 1534 West Broad Street, Suite 100, Quakertown, PA 18951, dated 06-21-2012, and consisting of eight (8) sheets].

The applicant was not represented at this meeting. Ms. Elliott and Mr. Camburn presented the plan and waivers requested.

**ACTION:** A motion was made by Mr. Dinnocenti, seconded by Mr. Wolfgang, and unanimously approved by a 5—0 vote, to recommend approval of the minor land development plan of Scott F. Breidenbach for 2158 Sunnyside Avenue and the following waivers, per the July 2, 2013, waiver request letter from The Crossroads Group, LLC:

- §203-14.C(2). of the Lower Pottsgrove Township Stormwater Management Ordinance which requires infiltration testing. Applicant proposes to use standard #3 reducing post-development peak rate discharges from the site for all storms up to the 10-year storm. Proposed flows will be equal to or less than 75 percent of the respective peak rates for these storms pre-development and will have post-development runoff volume for the two-year storm equal or less than the pre-development two-year storm runoff volume.
- §215-16.C.(1)(b)[1] of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires the Applicant to widen Sunnyside Avenue to a half-width of eighteen (18) feet.
- §215-17.B.(3) of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires a driveway width of 24 feet. Applicant proposes a width of 20 feet along the side of the building due to site constraints.
- §215-18.A. of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires the Applicant to install a sidewalk along its Sunnyside Avenue road frontage. Applicant is requesting a deferral from this requirement.
- §215-18.B. of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires the Applicant to install curbing along its Sunnyside Avenue road frontage. Applicant is requesting a deferral from this requirement.
- §215-54.C.(4)(a) of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires the Applicant to install a buffer strip of not less than 25 feet along all property lines. §215-59.B. permits property line

buffers to be waived for land developments under one acre in the SV Sanatoga Village District.

- §215-59.C. of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires the Applicant to install site element screens in accordance with §215-54.D. Applicant has provided a letter from his neighbors, Charles and Carole Hallman of 2154 Sunnyside Avenue, dated May 17, 2010, requesting the absolute minimum, if any, property buffers be installed.

GRADING PERMITS – *None.*

AUTHORITY BUSINESS – *None.*

**2217 East High Street Planning Module, Component 4a**

Mr. Camburn reported that a dialysis center will be opening in the former Eckerd/Rite Aid store site at the corner of High Street and Pleasantview Road. The project does not require land development approvals, but will need significantly more EDUs and is applying for approval of its planning module. The project is on a tight time constraint and is working with DEP to expedite approval. Mr. Camburn said he recommends signing component 4a of the sewage facilities planning module for this project.

**ACTION:** A motion was made by Mr. Brentzel, seconded by Mr. Cherico, and unanimously approved by a 5—0 vote, to approve the signature of Component 4a for the Dialysis Center Planning Module, which will require 26 additional EDUs to permit the dialysis center to operate.

PLANNING & ZONING

Ms. Elliott gave an update on the status of various developments that have expressed interest in developing within the Township.

ANNOUNCEMENTS – *None.*

GOOD OF THE ORDER – *None.*

NEXT MEETING: **Monday, August 19, 2013, at 6:30 p.m.**

**2013 Meeting Schedule**

September 16	October 21
November 18	December 16

There being no other business, the meeting was adjourned at 7:58 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager