



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

*November 18, 2013*

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, November 18, 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  
Ronald Dinnocenti, Vice Chair  
William Wolfgang  
Anthony Cherico

Edward Wagner, Manager  
Alyson Elliott, Assistant Manager  
Chad Camburn, Bursich Associates  
Joseph Nixon, MCPC

**APPROVAL OF MINUTES**

A motion was made by Mr. Wolfgang, seconded by Mr. Dinnocenti, and unanimously approved by a 4—0 vote, to approve the minutes of October 21, 2013, which was the latest meeting of the Planning Commission, subject to the addition of Mr. Brentzel's resignation to the minutes.

**ACCEPTANCE OF NEW APPLICATIONS**

#2013-02A: PSD Pottsgrove High School, *Amended Site Plan*

**ACTION:** A motion was made by Mr. Wolfgang, seconded by Mr. Cherico, and unanimously approved by a 4—0 vote, to accept application #2013-02A: PSD Pottsgrove High School, Amended Site Plan.

**SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW**

#2011-05M: **1338 Lynn Drive Subdivision**, *Minor Subdivision Plan*, proposal to subdivide a 61,084 square foot lot into three lots, Lot 1 being 20,923 sq. ft., Lot 2 being 20,000 sq. ft., and Lot 3 being 20,161 sq. ft. at 1338 Lynn Drive [Parcel # 42-00-02950-00-5, Block 014, Unit 033] in an R-2 Residential District [Plans prepared by Hallman Retirement Neighborhoods, 2461 East High Street, Suite M-12, Pottstown, PA 19464, dated 07-01-2011, last revised 11-08-2013, and consisting of one (1) sheet].

John McMenamin, the applicant's engineer, presented revised plans for the subdivision of 1338 Lynn Drive. The plan was initially presented to the Planning Commission in August 2011 as a two lot subdivision. He explained that careful examination of the home, which is likely the original home for the tract, showed that it required more work than anticipated to make it saleable. As a result, subdividing the property into three lots became necessary to make the home saleable at a reasonable price. All three lots meet the 20,000 sq.ft. minimum requirement of the R-2 Residential Zoning District. The project did require zoning relief to permit the current garage structure to be part of one of the newly created lots as a primary structure until the primary residence could be built.

Mr. McMenamain stated that the planning module has been submitted to DEP. Though the current home is being served by public sewer and a private well, all three residences built on the new lots will be served by both public water and public sewer.

Mr. McMenamain also explained that when originally presented to the Planning Commission, there was concern that some of the soils on the property were alluvial soils, which means that the property is part of a floodplain and would be subject to more stringent requirements. A soil survey was completed by Seth Bacon confirming that no alluvial soils existed. They also had good infiltration results on the property.

Mr. McMenamain said the actual plans for the residences have not yet been decided on and asked to defer the grading review until building permits were submitted. The residences would not be restricted to seniors.

**ACTION:** No action was taken at this meeting on this project.

#2013-02A: **PSD Pottsgrove High School**, *Amended Site 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 acres at 1301 Kauffman Road [41-00-02125-00-2 and 42-00-03671-4] in the R-2 Residential District and the CO Commercial Office District. [Plans prepared by Terraform Engineering, LLC, One East Board Street, Suite 330, Bethlehem, PA 18018, dated 10-25-2013, and consisting of 34 sheets].

This application was represented by PSD Business Manager Dave Nestor, Jay Clough, the applicant's architect, and Terry DeGroot, the applicant's engineer. This is the first formal submission on the project. The applicant's discussed the Bursich Associate's review letter dated November 15, 2013. They stated that intend to comply with most of the items in the lengthy letter and plan to meet with Mr. Camburn to discuss resolution of some of the issues prior to resubmitting their plans.

There was discussion about controlling traffic on School Lane, since it is a private road from Kauffman Road, west to approximately the property line of 1400 North Charlotte Street.

**ACTION:** No action was taken at this meeting on this project.

GRADING PERMITS – *None*.

AUTHORITY BUSINESS – *None*.

PLANNING & ZONING

***Sanatoga Green – Status Update***

Ms. Elliott reported that she is working on making revisions to the draft Gateway Mixed Use (GMU) zoning district and preparing a draft Gateway Residential Overlay (GRO) district. She has met with staff and consultants to discuss the boundaries of the overlay district, as well as the boundaries of other districts proposed for the area.

***Transportation Impact Fee Study – Status Update***

Ms. Elliott reported that they have received the proposal for the traffic impact fee from TPD. Township staff is reviewing the proposal to determine whether they can reduce costs. On the project.

***Pottstown Metropolitan Regional Planning Committee – Discussion on Future Land Use Categories***

Ms. Elliott said that the Regional Planning Committee presented a new concept for its future land use categories, which would offer greater flexibility for municipalities. Rather than restricting land uses in each category by density and intensity, the concept would make recommendations for types of development and

offer design standards for municipalities to choose from. The Regional Planning Committee was generally in favor of the concept and asked the County to prepare more in depth language for them to review. She said she will update the Planning Commission when they present additional information.

***BCW Zoning Change Proposal – Update***

Ms. Elliott said a formal request for amending the zoning map for the properties in question from HI Heavy Industrial to IN Interchange has been submitted by the applicant and the Planning Commission will have opportunity to comment on the request prior to the formal hearing by the Board of Commissioners.

***Zoning Ordinance Rewrite – Update and Discussion***

Ms. Elliott said she has been working the GRO and GMU districts as they are considered priority at this time.

ANNOUNCEMENTS – *None.*

GOOD OF THE ORDER – *None.*

NEXT MEETING: ***Monday, December 16, 2013, at 6:30 p.m.***

There being no other business, the meeting was adjourned at 7:33 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager