



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

December 16, 2013

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, December 16, 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. Dinnocenti, seconded by Mr. Wolfgang, and unanimously approved by a 4—0 vote, to approve the minutes of November 18, 2013, which was the latest meeting of the Planning Commission.

ACCEPTANCE OF NEW APPLICATIONS – *None.*

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW

#2011-05P/F: 1338 Lynn Drive Subdivision, *Preliminary/Final Subdivision Plan*, proposal of Wil Hallman Retirement Development, LLC to subdivide a 61,084 square foot lot into three single-family residential 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. Lot 1 shall contain the existing garage, Lot 2 shall contain the existing residence [Plans prepared by Hallman Retirement Neighborhoods, 2461 East High Street, Suite M-12, Pottstown, PA 19464, dated 07-01-2011, last revised 11-19-2013, and consisting of five (5) sheet].

The application was represented by Wil Hallman; Gary Gearhart; John McMenamin, the applicant's engineer; and Carrie Nase-Poust, the applicant's attorney.

Ms. Nase-Poust presented the plan as a subdivision only plan, stating that the applicant will work with the Township during the building permit stage on grading and building situation. She went over the Bursich Associates, Inc. December 13, 2013, review letter and associated waiver requests. She said the applicant intends to comply with most items in the letter, but there was discussion on certain items, including their waiver requests.

With respect to their request for a waiver from the requirement to located stormwater detention or retention basins (in this case rain gardens) at least 50 feet from any structure, property line or right-of-way, Mr. Camburn

suggested that the request is reasonable; however, he suggested that the applicant and he meet on site to ensure that the outlet pipes from the rain gardens do not affect the neighboring properties.

Under General Comments in the December 13, 2013, Bursich Associates review letter, it is suggested that the Township may want to consider requiring the applicant to mill and overlay a full lane width for the length of the water and sewer lateral installation on Lynn Drive. The applicant would like to mill and overlay a lesser lane width. Mr. Wagner suggested the applicant and Township representatives determine the width of repair at the time the water and sewer lines are installed.

The Bursich Associates review letter also suggests that the Township may want to require the applicant to plant additional trees to replace the mature trees that need to be removed in order to accommodate the construction of the new residences. The Township ordinances do not require replacement of removed trees. Mr. Wolfgang inquired whether the applicant would provide screening between the properties. Mr. McMenamán said they did not intend to provide landscaping between the properties, preferring to let future owners landscape according to their preference. The ordinances do not require screening between residential properties.

ACTION: A motion was made by Mr. Wolfgang, seconded by Mr. Cherico, and unanimously approved by a 4—0 vote to recommend approval of the following waivers:

- §215-18 of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires the applicant to install sidewalks on all street frontages. The neighborhood does not currently have sidewalks; however, the Township reserves the right to require current and future property owners to install sidewalks at their expense.
- §215-22.B(1) of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires building setback lines to be measured from the nearest side of the right-of-way or easement to the proposed building. The existing sanitary sewer lateral and associated 20 foot easement, is less than 40 feet from the existing garage.
- §215-23.A. of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires all contours and elevations shown on the plans to be based on the U.S. Geodetic Survey Map or Township's sanitary sewer system datum, on which the Township's elevations are based. Applicant desires to base topography as shown on the plans on an assumed vertical datum.
- §215-35.C. (1) of the Lower Pottsgrove Township Subdivision and Land Development Ordinance which requires the applicant to show features within 400 feet of the land being subdivided.
- §203-13.C.(1) of the Lower Pottsgrove Township Stormwater Management Ordinance which requires stormwater retention or detention bases to be located at least 50 feet from any structure. The proposed rain gardens on Lots 1 and 3 will be located less than 50 feet from the proposed residences.

ACTION: A motion was made by Mr. Dinnocenti, seconded by Mr. Wolfgang, and unanimously approved by a 4—0 vote to recommend preliminary/final approval of

Application #2011-05P/F: 1338 Lynn Drive subdivision, subject to the satisfactory resolution of all outstanding issues at the staff level.

#2006-05A: Buchert Ridge Community – Phase IIA, *Amended Land Development and Lot Consolidation Plan*

Mr. McMenamain provided the Planning Commission with an update on the status of the amended land development and lot consolidation plan for Buchert Ridge Community Phase IIA. He said they are focusing on addressing the comments with PennDOT for the highway occupancy permit and the Montgomery County Conservation District for the NPDES permit. Additionally, they are working to obtain permission from Rolling Hills to locate sidewalk on their property to connect the sidewalk at Gerald Richards Park to the proposed sidewalk that will start at the western edge of their property and terminate on the eastern side of the Walnut Ridge entrance on Buchert Road. The sidewalk length will be approximately 1,500 linear feet.

GRADING PERMITS – *None.*

AUTHORITY BUSINESS – *None.*

PLANNING & ZONING

BCW Zoning Map Amendment

Ms. Elliott presented the zoning map amendment for a parcel of land located at 1000 Armand Hammer Boulevard owned by BCW Associates, LTD. The applicant proposes to amend the Lower Pottsgrove Township Zoning Map to include approximately five acres of the BCW property located south of Armand Hammer Boulevard and east of Route 422 in the IN Interchange District instead of the HI Heavy Industrial District. The purpose of this amendment is to permit the applicant to develop the piece of ground that will be located near the eastbound off ramp of Route 422 to be developed with the types of land uses frequently found at an interchange. It would also permit the property owner more flexibility in marketing the scientific building. The application is scheduled to be heard by the Board of Commissioners at their January 23, 2014, meeting.

ACTION: A motion was made by Mr. Dinnocenti, seconded by Mr. Wolfgang, and unanimously approved by a 4—0 vote to recommend amending the zoning map to include approximately five acres of the BCW Associates, LTD property currently located in the HI Heavy Industrial zoning district, in the IN Interchange District.

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

Ms. Elliott provided the Planning Commission with an overview of the new design standards being proposed for the update to the Future Land Use Categories section of the Pottstown Metropolitan Regional Comprehensive Plan. She said this is a new way of thinking for the area, though it seems to be making headway in other areas. Once members of the Regional Planning Committee understood the direction this update is going, it has been generally well-received by the municipalities involved.

Sanatoga Green – Status Update

Ms. Elliott provided members of the Planning Commission with copies of the draft Gateway Mixed Use (GMU) zoning district and Gateway Residential Overlay (GRO) district. She said they are working drafts and included comments by the developer's planning consultants. She expects the Township's planning consultants to provide comments by the end of the week. She went over drafts and explained areas where there is still some work to do. Some points of discussion included:

- Day care center – the ordinance originally proposed this use as an accessory use; however, the applicant would like to see this as a primary use. Ms. Elliott and the applicants are working out acceptable conditions for this use as a primary use.
- Ordinance permits buildings up to five stories or 60 feet by conditional use. Applicant would like to see this by right.
- Residential density in both the GMU and GRU would be 12 du/acre. Applicants would be required to implement an increasing number of sustainable building measures as the number of dwelling units is increased.
- In the GMU, residential would not be permitted on the ground floor; however, the overlay would allow a mix of residential dwelling types.
- GRO would limit the number of single-family and two-family residences permitted in the tract. It would also limit the number of bedrooms permitted in each unit type.
 - Ms. Elliott explained that based on the result of the fiscal impact study and research about land uses and their fiscal impact, she recommends that less bedrooms per unit, would be better for the Township’s fiscal health.
 - Mr. Dinnocenti commented that he did not think there should be any dwelling units with more than two bedrooms in this district.
 - Mr. Wolfgang was concerned about the conversion of “extra rooms” or space in the dwelling units to increase bedroom counts for expanding families.
- The developer would like to permit “live-work” units. Ms. Elliott said she is concerned, particularly since the Township would not benefit from additional bedrooms, of unintended consequences. That the live-work units could be turned into additional living space and wanted to investigate ordinance language governing how this space might be used.
- The GRO permits buildings up to five stories or 60 feet by conditional use. It also permits assisted living/senior independent living/nursing homes and age restricted residences by conditional use.
- While lot dimensions are still being worked out, the minimum tract size for the GRO is 15 acres. Planned residential and commercial/office developments would need a minimum of 10 acres.
- The GRO boundary would encompass the entire Sanatoga Green property and all properties to the east of it along Evergreen Road.

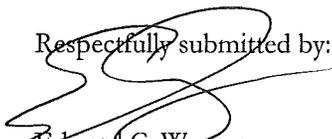
ANNOUNCEMENTS – *None.*

GOOD OF THE ORDER – *None.*

NEXT MEETING: **Monday, January 27, 2014, at 6:30 p.m.** (Tentative)

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

Respectfully submitted by:



Edward C. Wagner
Township Manager