



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

February 18, 2014

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, February 18, 2014. 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

Edward Wagner, Township Manager
Chad Camburn, Bursich Associates
Anthony Cherico

REORGANIZATION

A motion was made by Mr. Wolfgang, seconded by Mr. Cherico, and unanimously approved by a 4-0 vote, to elect Mr. Cebular Chairman of the Planning Commission for 2014.

A motion was made by Mr. Wolfgang, seconded by Mr. Cherico, and unanimously approved by a 4-0 vote, to elect Mr. Dinnocenti Vice-Chairman of the Planning Commission for 2014.

A motion was made by Mr. Dinnocenti, seconded by Mr. Cherico, and unanimously approved by a 4-0 vote, to elect Mr. Wolfgang Secretary of the Planning Commission for 2014

A motion was made by Mr. Dinnocenti, seconded by Mr. Wolfgang and unanimously approved by a 4-0 vote to approved the 2014 Planning Commission meeting dates. Mr. Wagner mentioned there are two meetings held on Tuesday night which were tonight's meeting and the one on June 10th due to a conflict.

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 December 16, 2013, which was the latest meeting of the Planning Commission.

ACCEPTANCE OF NEW APPLICATIONS – *None.*

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW

#2013-02A: PSD Pottsgrove High School, *seeking Preliminary Plan Approval*, 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 [42-00-02125-00-2 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, revision dated 02-05-2014, and consisting of 33 sheets]. Received zoning approval on January 28th

The application was represented by David Nester, Business Manager; Michael Katzenmoyer, Director of Facilities and Physical Plants; Terry DeGroot, the applicant's engineer; and James Keiffer, the applicant's architect.

This was the second formal submission on the project. The applicant discussed the Bursich Associate's review letter dated January 27, 2014. They stated to comply with all of the items in the lengthy letter. They have met with Mr. Camburn since their last appearance back in November 2013 to clean up the plan in accordance with the township Zoning and SALDO ordinances. Mr. DeGroot mentioned that his client received relief from the Zoning Hearing Board (ZHB) on January 28th.

The ZHB has determined that no relief is required for the request for the following Variances:

- a. Variance pursuant to §250-22 to permit a stairway encroachment within the existing building line is not required as the Applicant has already met the criteria of this section of the Lower Pottsgrove Zoning Ordinance; and
- b. for Special Exception pursuant to §250-58.C to permit the continuation of a School Use in the R-2 Zoning District as the Applicant is currently operating as a School in the R-2 Zoning District.

The variances were granted for the following:

1. Applicant shall comply with all relevant provisions of §250-21.D(3)(f) of the Lower Pottsgrove Zoning Ordinance to permit 4 lighting fixture poles for an outdoor ball field and 8 lighting fixture poles for outdoor tennis courts shall be granted provided that the fixture poles do not exceed 70 ft. for the ball field and 22 ft. for the tennis courts.
2. Applicant shall comply with all relevant provisions of §250-36.D(4)(a) to permit illumination onto a residential property line provided the following:
 - a. All illumination shall be turned off no later than 11:00 p.m.; and
 - b. The illuminated scoreboard shall be turned off within one-half (1/2) hour after the event causing the scoreboard to be used has ended; however, in no event shall the scoreboard be illuminated after 11:00 p.m.

In the January 28, 2014, Bursich Associates Sewer Review letter, Mr. Wolfgang asked Mr. DeGroot to explain the neutralization tanks that the school district is proposing to install. In particular Mr. Wolfgang wanted to know if there were alarms going to be installed similar to septic system tanks. Mr. DeGroot stated these systems do not have alarms but are designed to filter out the acid from the science labs before going into the sewer system.

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

REQUESTED WAIVERS

1. §215-16.C(b)[1] –Kauffman Road is classified as a secondary feeder with required cartway width of 36 feet. The applicant is requesting a waiver from widening Kauffman Road, allowing it to remain approximately 33 feet wide.

2. §215-16.C(b)[2] –Buchert Road is classified as a secondary collector with required cartway width of 40 feet. The applicant is requesting a waiver from widening Buchert Road along the property frontage. The current width of Buchert Road along the property frontage is approximately 20 feet.
3. §215-18.A(1) –The sidewalk along Kauffman Road ends approximately 60 feet north of the intersection with Buchert Road and there are no sidewalks along Buchert Road. The applicant is requesting a waiver to not provide any additional sidewalks along Kauffman Road and Buchert Road as the areas currently without sidewalk would not connect to a sidewalk system.
4. §215-18.B(1) – Concrete curbs shall be installed along each side of every secondary street. The applicant is requesting a waiver from installing curb along portions of the frontage currently without curb.
5. §215-23 – All contours and elevations shown on the plans must be based on the township’s sanitary sewer datum (NGVD-29). The applicant is requesting a waiver to allow the plans to remain on their current datum with a benchmark equivalency note to convert to NGVD-29.
6. §215-51.B(1) – There shall be no more than 10 contiguous parking stalls in a row without a planting island. The plans propose to extend an existing parking row of 22 spaces by six spaces. The applicant is proposing to match an existing 17 space row without planting islands, creating a 34 space double row. Finally the applicant is proposing a new 20 space row without planting islands. The applicant is requesting a waiver from the requirements of this section.
7. §215-51.B(2) - The ends of all parking rows shall be divided from drives by planting islands. The applicant is proposing planting islands at the ends of the rows near the school, but is proposing to leave the other ends of the rows with the existing non-conforming layout. The applicant is requesting a waiver from the requirements of this section.
8. §215-51.B(4) - In nonresidential developments, large parking lots shall be divided by planting strips into smaller parking areas of no more than 100 stalls. The applicant is proposing to add 34 spaces to an existing non-conforming 136-space parking lot without providing a planting strip. The applicant is requesting a waiver from the requirements of this section.
9. §203-13.D(5) - All storm pipes shall have minimum inside diameter of 18". The applicant is proposing several sections of 12" or 15" pipe. The applicant is requesting a waiver from the requirements of this section to use 12" and 15" pipe for low flow basin outfall pipes.
10. §203-13.D(6) - All storm sewers shall be a material which meets the one-hundred-year life expectancy criteria contained in PennDOT's Design Manual 2, most recent edition. The applicant is requesting a waiver from the requirements of this section in order to use HDPE pipe and PVC pipe. PVC pipe is only proposed for roof drains.
11. §203-13.D(11) - In a paved area a minimum of 18" cover shall be maintained over all storm drain pipes. The cover required can be reduced to 12" for other areas, as directed by the municipal engineer. A portion of proposed elliptical RCP pipe near the cafeteria addition in a paved area will have as little as 9" of cover. Additionally, the existing RCP pipe near the proposed site entrance will have less than one foot of cover. The applicant is requesting a waiver from the requirements of this section and has provided a table indicating that the elliptical RCP pipe can handle H-20 loading with 6" of cover.

ACTION: A motion was made by Mr. Wolfgang, seconded by Mr. Dinnocenti and unanimously approved by a 4-0 vote to recommend preliminary approval of Application, #2013-02A: PSD Pottsgrove High School subject to Bursich review letters of January 27 & 28 respectfully.

Mr. DeGroot asked Commission members if they would reconsider granting Preliminary/Final approval to the school district. Mr. Camburn had some concerns regarding the Montgomery County Conservation District (MCCD) review may impact the plan that is before us tonight. Mr. Wagner suggested that he would not place the application on the Board of Commissioners agenda until such time they receive approvals from the MCCD and provide Mr. Camburn adequate time to review the plan so that it doesn't impact the current plan submittal. All commission members were agreeable to this proposal as well as the applicant.

ACTION: Mr. Wolfgang rescinded his previous motion and **made a new** motion seconded by Mr. Dinnocenti and unanimously approved by a 4-0 vote to recommend preliminary/final approval of Application #2013-02A: **PSD Pottsgrove High School**, subject to Bursich review letters of January 27 & 28 as well to the receiving approval from the MCCD.

AUTHORITY BUSINESS – *None.*

PLANNING & ZONING

Sanatoga Green – Status Update

Mr. Wagner provided members of the Planning Commission with copies of the draft Gateway Mixed Use (GMU) zoning district and Gateway Residential Overlay (GRO) district. Ed reviewed the letter prepared by Simone Collins dated February 14th and stated we are extremely close to moving the two ordinances ahead to the Board of Commissioners. Ed also mentioned he was waiting to hear back from the applicant on the covenant the township requested on the proposed ordinances. The covenant would protect the township if the developer decides not to go ahead with the proposed plan.

Stormwater Management Ordinance

Mr. Wagner informed commission members that the Board of Commissioner will consider adoption an updated ordinance in order to comply with the Pennsylvania Department of Environmental Protection deadline of March 15th. The proposed draft was provided for all commission members to review.

ENGINEER REPORT

Mr. Wagner will forward a copy of the engineer report to all commission members via e-mail tomorrow.

GOOD OF THE ORDER – *None.*

NEXT MEETING: ***Monday, March 17, 2014, at 6:30 p.m.***

There being no other business, the meeting was adjourned at 7:10 p.m.

Respectfully submitted by:

Edward C. Wagner
Township Manager