



**MEETING MINUTES OF THE
PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
June 10, 2014**

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Tuesday, June 10, 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
William Wolfgang
Joseph Groff
Anthony Cherico

Edward C. Wagner, Manager
Chad Camburn, Township Engineer
Joseph Nixon, MCPC

There was no meeting of the Planning Commission in the month of May 2014

APPROVAL OF MINUTES

Mr. Wolfgang made a motion to approve the minutes of the April 21, 2014 meeting. Mr. Dinnocenti seconded the motion to approve the minutes, and the motion was unanimously approved. Vote was 5-0 in favor.

ACCEPTANCE OF NEW APPLICATIONS – None.

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW – None

PLANNING & ZONING

Ordinance 309 GMU Gateway Mixed-Use– Mr. Wolfgang had a comment regarding Section 158.2.A.10c. The section reads as follows: Specialized retail stores such as a gift shop, antique shop, bookstore, custom shop, or craft store where articles are made and sold on the premises, tobacco shop, jewelry store, hobby shop, wearing apparel store and any other use of a similar nature. He recommended removing “where articles are made and sold on the premises.” All commission member thought this was a very good suggestion.

Joe Nixon of the Montgomery County Planning Commission had some concerns with the table in the ordinance in Section 158.6-02.

Table 158.6-02. Sustainable design initiatives.

	Value	Sustainable Design Initiative	Description
1.A	.5	Rainwater Storage	Capture 10% of the roof's surface rainwater runoff in cisterns and rain barrels for use in site irrigation or toilet flushing.
OR			
1.B	1.0	Rainwater Storage	Capture 20% of the roof's surface rainwater runoff in cisterns and rain barrels for use in site irrigation or toilet flushing.
10.	1.0	Stormwater Management Plan	Implement a Stormwater Management Plan that prevents the post development 2-year, 24-hour peak discharge rate from exceeding the pre-development 1-year, 24-hour peak discharge rate.
11.	1.0	Stormwater Management – Water Quality	Construct site stormwater management systems design to remove 80% of average annual post-development total suspended solids (TSS) and 40% of the average annual post-development total phosphorus (TP), based on average annual loadings from all storms less than or equal to the 2 year, 24 hour storm.

Mr. Nixon talked about Item 10 and 11 be reduced from 1 point to 0.5 point because the developer will be required anyway by DEP to regulate stormwater regulations. In addition, Mr. Wolfgang suggested removing to remove toilet flushing from table 1.A and 1.B. All commission members thought this was a very good suggestion. Mr. Wolfgang proceeded to make a motion to recommend approval of Ordinance 309 Gateway Mixed-Use GMU to the Board of Commissioners subjected to the changes mentioned previously. Mr. Groff seconded the motion. The vote was 4-0 with Mr. Dinnocenti abstained.

Ordinance 310 GRO- Gateway Residential Overlay- Ed presented the proposed Gateway Residential Overlay GRO ordinances and the Planning Commission members had no comments or suggestions. Mr. Wolfgang made a motion to recommend approval of Ordinance 310 GRO to the Board of Commissioners. Mr. Cherico seconded the motion. The vote was 4-0 with Mr. Dinnocenti abstained.

Ordinance 311- Township Zoning Map GMU- Mr. Wagner presented the proposed Gateway Mixed Use GMU zoning map and the Planning Commission members had no comments or suggestions as written. Ed added that according to Mr. Nixon's review letter the township has decided to amended the proposed zoning map to not include the 9 parcels located west on South Park Road. These said parcels are currently zoned R-1 Residential District and the County would like to see them stay R-1. This change will require moving back the public hearing from July 7th to August 4th to allow for proper public notice. Mr. Groff made a motion to recommend approval of Ordinance 311 GMU subject to the changes outlined by Mr. Wagner to Planning Commission. Mr. Cherico seconded the motion. The vote was 4-0 with Mr. Dinnocenti abstained.

Ordinance 312 – Township Zoning Map GRO - Mr. Wagner presented the proposed Gateway Mixed Use GRO zoning map and the Planning Commission members had no comments or suggestions. Mr. Wolfgang made the motion to recommend approval of Ordinance 312 GRO to the Board of Commissioners. Mr. Cherico seconded the motion. The vote was 4-0 with Mr. Dinnocenti abstained

ADJOURNMENT

There being no further business, Mr. Dinnocenti made a motion to adjourn the meeting. Mr. Wolfgang seconded the motion and it was unanimously approved. Vote was 5-0 in favor. Public meeting adjourned at 7:02 p.m.

Respectfully submitted,

Edward C. Wagner

Edward C. Wagner, Township Manager