



**MEETING MINUTES OF THE
PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
July 21, 2014**

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, July 21, 2014. The meeting was called to order by Vice-Chair, Ronald Dinnocenti, at 6:30 p.m. and the following were in attendance:

Ronald Dinnocenti
William Wolfgang
Anthony Cherico
Frank Cebular, Chair absent

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

APPROVAL OF MINUTES

Mr. Wolfgang pointed out two minor grammatical errors to the June 10, 2014 meeting minutes that he instructed Mr. Wagner to fix. Mr. Cherico made the motion to approve the minutes of the June 10, 2014 Planning Commission meeting, subjected to the grammatical changes proposed by Mr. Wolfgang. Mr. Wolfgang seconded the motion to approve the minutes, and the motion was unanimously approved. Vote was 3-0 in favor.

ACCEPTANCE OF NEW APPLICATIONS – None.

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW –

#2014-02 Limerick Generating Station, *seeking Preliminary/Final Plan Approval*, proposal to erect a Robust Storage Structure for a total of approximately 5,400sq. ft. on 58 acres at 3146 Sanatoga Road [42-00-02932-00-5] in the LI Light Industrial District [Plans prepared by Clancy & Associates, INC, 600 Asbury Avenue, National Park, NJ 08063, dated 06-30-2014, and consisting of 6 sheets].

The applicant was represented by Craig J. Nicholas, Limerick Generating Station Fukushima Site Lead and Chad Ingram, the applicant's engineer.

Mr. Ingram stated the project is approximately 0.90 acres of compacted gravel paving. Exelon proposes to remove existing equipment, re-grade the area and construct a 5,400 square foot Robust Flex Pump Storage Building. This building is in response to the Tsunami that hit Japan in 2012 which caused significant site damage including loss of all AC power and access to cooling water supply. The United States Nuclear Regulatory Commission has required Limerick Generation Station to develop a mitigating strategies program (FLEX) to respond to events resulting in an extended loss of power.

Mr. Cherico asked if the proposed site will have public access. Mr. Nicholas stated no, the proposed building will be located within the security area of the plant. Mr. Camburn stated this is a very simple

project and he has worked closely with Clancy & Associates to address any questions they had prior to the meeting. He also added there are no waivers requested for the project. Hearing no further discussion, Mr. Dinnocenti then asked for a vote.

ACTION: Mr. Cherico made the motion, which was seconded by Mr. Wolfgang and approved by a unanimous 3-0 vote, to recommend preliminary/final approval of Application #2014-02: **Limerick Generating Station**, subject to the conditions stated in the Bursich review letter of July 18 and Montgomery County Planning Commission letter of July 21, 2014.

PLANNING & ZONING

Ordinance 309 GMU Gateway Mixed-Use- Mr. Wagner presented the revised proposed Gateway Mixed Use GMU ordinances and the Planning Commission members had no comments or suggestions. Mr. Wolfgang made a motion to recommend approval of Ordinance 309 GMU to the Board of Commissioners. Mr. Cherico seconded the motion. The vote was 2-0 with Mr. Dinnocenti abstained.

Ordinance 310 GRO- Gateway Residential Overlay- Mr. Wagner presented the revised proposed Gateway Residential Overlay GRO ordinances and the Planning Commission members had no comments or suggestions. Mr. Cherico made a motion to recommend approval of Ordinance 310 GRO to the Board of Commissioners. Mr. Wolfgang seconded the motion. The vote was 2-0 with Mr. Dinnocenti abstained.

Ordinance 311- Township Zoning Map GMU- Mr. Wagner presented the revised proposed Gateway Mixed Use GMU zoning map and the Planning Commission members had no comments or suggestions. Mr. Wolfgang made a motion to recommend approval of Ordinance 311 GMU to the Board of Commissioners. Mr. Cherico seconded the motion. The vote was 2-0 with Mr. Dinnocenti abstained.

Ordinance 312 – Township Zoning Map GRO - Mr. Wagner presented the revised 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 2-0 with Mr. Dinnocenti abstained.

ENGINEER REPORT

Chad reviewed his June report with Commission members.

ADJOURNMENT

There being no further business, Mr. Wolfgang made a motion to adjourn the meeting. Mr. Cherico seconded the motion and it was unanimously approved. Vote was 3-0 in favor. Public meeting adjourned at 6:45 p.m.

Respectfully submitted,

Edward C. Wagner

Edward C. Wagner, Township Manager