



**SPECIAL MEETING MINUTES OF THE  
PLANNING COMMISSION OF  
LOWER POTTS GROVE TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA  
February 25, 2015**

The Lower Pottsgrove Township Planning Commission held a special meeting on Wednesday, February 25, 2015. The meeting was called to order by Chair Frank Cebular, at 6:00 p.m. and the following were in attendance:

Frank Cebular, Chair  
Ronald Dinnocenti, Vice-Chair  
William Wolfgang  
Scott Fulmer

Edward C. Wagner, Manager  
Chad Camburn, Township Engineer

Mr. Anthony Cherico was absent. Mr. Cebular announced the meeting was being recorded.

**Buchert Ridge Phase I Modified Plan**--John McMenamim of Buchert Ridge Community (BRC) informed the Planning Commission that Phase I of this project was completely built but the plan was never recorded. Mr. McMenamim did not know the reason why but thought there may have been some confusion regarding a bus turnaround. He advised the original approval for Buchert Ridge Phase I was in July 2005. Mr. McMenamim further explained the plan was later amended because of the bus turnaround. Approval of the Buchert Ridge Phase I Amended Plan was in 2007; however, the amended plan was not recorded either.

In 2008, Buchert Ridge Phase II obtained approval and construction was started on things that were close to Phase I. The Buchert Ridge Phase II plan was revised and approved by the Lower Pottsgrove Planning Commission on November 17, 2014.

Mr. McMenamim said we need to clean this up and the idea is to add a phase line to our original Phase I plan to include those things in Phase II that have already been constructed. BRC will then come back to the Planning Commission with the Phase II plan, adjusted slightly, and ask the Planning Commission to recommend approval to the Board of Commissioners. Mr. McMenamim said if the Planning Commission recommends approval, the Buchert Ridge Phase I Modified Plan will be presented to the Board of Commissioners for approval on March 2, 2015.

Mr. Wagner said the bus turnaround has been discussed since 2001 and he recommended it should be referenced in the resolution. The resolution is being prepared by Solicitor Brant's office.

Mr. Wolfgang said in November of last year, there was a question about televising sewer lines. He asked if this has been done. Mr. McMenamim said in March, a company from New York will be coming to inspect the Township pipes for leaks. Mr. Wagner suggested that Mr. McMenamim coordinate with this company, Sewer Specialties, to arrange to have them inspect the pipes in Buchert Ridge Community while they are working in the Township. Mr. McMenamim will make the arrangements and the work will be done at BRC's expense.

Mr. Cebular asked if there were any other questions. He referenced Mr. Camburn's Sewer and Township review letters of February 24, 2015 asked if BRC complies with his comments. Mr. Camburn said the engineers have absolutely no concern about recommending approval. There are some questions to be answered but nothing would hold up approval, it is simply discussion between our Solicitor and their attorney.

Mr. Wagner said BRC paid for their EDUs but there is a billing issue with their quarterly sewer bills. Currently they are being billed for 46 EDUs. Mr. Wagner advised all waivers were previously approved by the Planning Commission and will be noted on the recorded plan.

Mr. Dinnocenti made a motion to recommend preliminary/final approval of Buchert Ridge Phase I Modified Plan. Mr. Wolfgang seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

Mr. Wagner announced John Cover and Marley Bice will be present at the March 16, 2015 Planning Commission meeting. Mr. Cover will discuss the Pottstown Metropolitan Regional Comprehensive Plan and Ms. Bice will discuss the model sign ordinance.

#### **ADJOURNMENT**

There being no further business, Mr. Wolfgang made a motion to adjourn. Mr. Fulmer seconded the motion and it was unanimously approved. Vote was 4-0 in favor. Public meeting adjourned at 6:08 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'E. Wagner', written in a cursive style.

Edward C. Wagner, Township Manager