



MEETING MINUTES OF THE
**PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
June 20, 2016**

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, June 20, 2016. The meeting was called to order by Chair Frank Cebular at 6:30 p.m. and the following were in attendance:

Frank Cebular, Chair	Edward C. Wagner, Manager
Ronald Dinnocenti, Vice Chair	
William Wolfgang	
Anthony Cherico	
Scott Fulmer	

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES

Mr. Wolfgang amended Page 3 of the February 16, 2016 Planning Commission minutes as follows:

Should read:

Mr. Wolfgang said there are some areas that have piles of this material and it is running off.

Mr. Dinnocenti made a motion to approve the minutes, as amended, of the February 16, 2016 regularly scheduled meeting the Lower Pottsgrove Township Planning Commission. Mr. Wolfgang seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

ACCEPTANCE OF NEW APPLICATIONS – None.

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW – None.

PLANNING & ZONING

ORDINANCE NO. ____: AN ORDINANCE AMENDING THE LOWER POTTS GROVE TOWNSHIP ZONING MAP TO REZONE CERTAIN LAND LOCATED ON LINFIELD ROAD IDENTIFIED AS PARCEL 42-00-02896-00-5 FROM THE LI-LIMITED INDUSTRIAL DISTRICT TO THE G-MU GATEWAY MIXED USE DEVELOPMENT DISTRICT AND ALSO TO INCLUDE THE PROPERTY WITHIN THE G-RO GATEWAY RESIDENTIAL OVERLAY

Mr. Wagner explained the proposed ordinance will rezone a 7-acre parcel on Linfield Road from the LI District to the G-MU District and G-RO Overlay. The following correspondence was included in the Planning Commissioners' packets:

1. A letter from Solicitor Charles D. Garner, Jr. dated June 3, 2016 notifying Reading Materials (applicant);
2. A letter dated June 10, 2016 from Montgomery County Planning Commission stating the proposed ordinance is consistent with the County as well as the Pottstown Regional Comprehensive Plans.

Mr. Wagner advised Montgomery County Planning Commission supports the project but recommends, in addition to rezoning the 7 acre parcel (Appendix 1 Parcel Map), that the Board of Commissioners consider rezoning additional parcels as specified in Appendix 2 parcel addition recommendations and extending the G-MU and G-RO all the way to Linfield Road.

Mr. Cebular felt Montgomery County Planning Commission's recommendation made sense and asked Mr. Wagner if there is any reason why we shouldn't do that. Mr. Wagner said he asked the applicant if they wanted to go any further but they only suggested the 7 acres for Sanatoga Greene.

3. Mr. Wagner advised there is a public hearing scheduled for 6:45 p.m. on July 5, 2016 at the Township Municipal Building to receive public comment on the proposed zoning ordinance map amendment. Proposed ordinance was advertised in the Mercury on June 17, 2016 and will also be advertised on Friday, June 24, 2016.

Joe Zlomek of the Sanatoga Post asked if the additional parcels that the County is recommending be added to the GMU with GRO overlay are also owned by the applicant or are they owned by others. Mr. Wagner answered they are owned by others and there is a series of parcels that total +/- 12 parcels.

Mr. Zlomek assumed that all the other property owners have been contacted in some way, shape or form and that they were told that these parcels were going to be recommended to be added in. Mr. Wagner said we actively contacted the one parcel owner. He further explained on June 3, we notified the property owner that there is a hearing scheduled and their property is potentially going to be rezoned. Mr. Zlomek asked if they had any say in the matter other than attending the hearing and saying no, I don't want to be part of it. Mr. Wagner said yes, it would be at the hearing.

In response to Mr. Zlomek, Mr. Wagner clarified by reading the following excerpt from Montgomery County Planning Commission's review letter: *The Montgomery County Planning Commission generally supports the applicant's proposal; however, in the course of our review we have developed some recommendations that would help the Township better keep its goals for residential and commercial development in the area.*

Mr. Wagner then proceeded to explain a map showing +/- 12 parcels. Mr. Zlomek asked if the applicant owns one parcel and Mr. Wagner advised he believed they owned one parcel and an additional parcel(s).

There was discussion on the map. Mr. Cebular said the County said they would rather not see light industrial on either side of the development because they thought to have light industry anywhere

around that same parcel would detract from that same parcel. Mr. Dinnocenti said there is going to be infringement on it slightly and indicated if you take all this corner out and make it LI would you run into a minimum lot size of 10 acres. Mr. Wagner said he would have to look at the zoning. He said there are many individual family residential homes and at the corner is the scale house.

After discussion, Mr. Cebular asked for a motion recommending approval of the proposed ordinance to the Board of Commissioners. Mr. Wolfgang said he would recommend that we go along with the recommendations from the county and those 2 lots. Mr. Wagner and Mr. Dinnocenti advised it is just one 7-acre lot. Mr. Wolfgang amended his motion to the one lot. Mr. Cherico seconded the motion. Mr. Dinnocenti abstained from the vote due to a potential conflict of interest. Motion carried by a vote of 4-0 in favor.

CONDITIONAL USE HEARING JULY 21, 2016 SANATOGA GREEN DEVELOPMENT

Mr. Wagner advised a conditional use hearing before the Board of Commissioners is scheduled to be held on July 21, 2016 at 6:30 p.m. at the Township Municipal Building. Planning Commission members were provided with a packet of information prior to the meeting, including the section of the Township Code that covers steep slopes. Mr. Wagner advised the applicant provided him with a larger plan for the Planning Commission meeting.

Mr. Camburn prepared a review letter on the Sanatoga Green Conditional Use application. He explained the applicant seeks a conditional use to allow disturbance of steep slopes pursuant to §250-34E(1) of the Township's code. Mr. Camburn's review letter provided a list of objectives for the Planning Commission's consideration prior to the conditional use hearing and he explained each objective. He offered to provide Planning Commission members with any additional information they made need prior to the hearing.

Mr. Camburn advised that discussing the steep slope disturbance does not mean the Planning Commission is approving any design. Basically, the Planning Commission is recommending the concept and it will have to be further designed. Mr. Wagner agreed that there are a lot of land development issues that will need to be addressed during that process.

Mr. Wolfgang asked if the Montgomery County Conservation District would have a say in the matter to a certain degree because the application involves streams, polluting, etc. Mr. Camburn said absolutely, they will look at this for a number of reasons, including the NPDES permit. Mr. Wolfgang then stated we really can't and shouldn't do much until they provide their input. Mr. Camburn did not agree and advised Mr. Wolfgang that in some cases the Conservation District will be looking at it for the same reasons that you are and also for different reasons, such as erosion and sedimentation, post construction stormwater management, disturbances to wetlands or waters of the Commonwealth, etc. He said it will depend on what kind of permits are needed and that doesn't mean the Planning Commission cannot have input as well. Mr. Wagner advised the applicant has already met with the Conservation District.

Mr. Camburn's review letter recommended the applicant be required to provide a signed and sealed statement from the engineer and architect explaining the building methods to be used in overcoming foundation and other structural problems created by slope conditions. This statement should be

provided prior to a building permit being issued for any building on slopes greater than or equal to 25%.

Mr. Wolfgang asked if there are any streams on this property. Mr. Dinnocenti responded not to his knowledge. Mr. Wolfgang said the reason he asked that question is because we have been getting 100-year rains more often than every 100 years. He said not only that, the rushing of the water would start to erode a fairly newly-installed berm or wall and there would be a possibility of that wall collapsing. Mr. Camburn said it does not appear they will be building that close to what they show as waterways; however, this is not a final land development plan, it is a conditional use exhibit.

Ken Fleck, 243 Evergreen Road, asked how the Township is going to get sewer to residents on Evergreen Road. Mr. Wagner said there is sewer at Genesis Community Mr. Fleck was aware of this but the sewer at Genesis does not feed to Evergreen Road. He said if you change that zoning, the only way that zoning is acceptable to use for what you changed it to, the Township needs to provide sewer service and there is no sewer on Evergreen Road. He felt the rest of the residents should have the ability to at least have access to sewer because you are already bringing sewer to the new development. Mr. Wagner advised that would be discussed during the land development process and the applicant has not yet submitted plans. Mr. Fleck said they (the developer) is not going to provide sewer access for the rest of Evergreen Road residents. Mr. Wagner said Planning Commission could suggest the developer to run a line through to Evergreen Road. Mr. Fleck felt this would be an issue down the road and it's something the Township needs to be thinking about. He said someone in the Township should be thinking about that for the rest of the residents to benefit from the zoning you changed it to.

After discussion, Mr. Wolfgang made a motion to recommend that the Board of Commissioners approve the conditional use application for the Sanatoga Green Development, taking into consideration all the objectives outlined and explained in Chad Camburn's review letter dated June 20, 2016. Mr. Fulmer seconded the motion. Mr. Dinnocenti abstained from the vote due to a potential conflict of interest. Motion carried by a vote of 4-0 in favor.

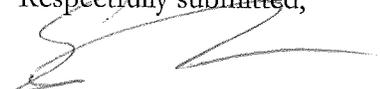
ENGINEER'S REPORT

Spring Valley Farms—Mr. Camburn reported the developer met with PennDOT and, at PennDOT's request, is again looking at potentially realigning Bleim Road with Pruss Hill Road. There are no commitments at this point, they are doing preliminary design and a cost estimate. Once that is completed, the developer will regroup and see if they are willing to consider the realignment. Mr. Wagner reached out to the developer's attorney for a status update but has not heard back. Next steps are to meet with Spring Valley, then Montgomery County.

ADJOURNMENT

There being no further business, Mr. Dinnocenti made a motion to adjourn at 7:12 p.m. Mr. Wolfgang seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

Respectfully submitted,



Edward C. Wagner, Township Manager