



MEETING MINUTES OF THE
**PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
November 21, 2016**

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, November 21, 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
William Wolfgang	
Anthony Cherico	
Scott Fulmer	
Chad Camburn	
Lew Babel	

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES

With one correction on page 3, Mr. Cherico made the motion to approve the October 17, 2016 minutes and Mr. Wolfgang seconded; all in favor (4-0)

ACCEPTANCE OF NEW APPLICATIONS.

#2016-01 Sanatoga Green, 313 Evergreen Road. Mr. Wolfgang made the motion to accept the resubmittal application; Mr. Cherico seconded the motion. All in favor (4-0)

#2016-04 Aldi, Inc. 297 Armand Hammer Boulevard. Mr. Fulmer made the motion to accept the new application; Mr. Wolfgang seconded the motion. All in favor (4-0)

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW

#2016-04: **Aldi, Inc.**, *Minor Land Development Plan*, proposal to overall site consists of 2.0 acres located at 297 Armand Hammer Boulevard within the Interchange District. The site is served by public sewer and water. The applicant is proposing to construct a 1,220 sq. ft. addition to the rear of the existing building [Plans prepared by Dynamic Engineering, LLC., 790 Newtown Yardley Road, Newtown, PA 18940, dated 10-20-2016 and consisting of 8 sheets].

Mr. Camburn explained the reasoning for the Land Development plan request. It was initially thought that there might be some potential impact to steep slopes and the stormwater pipe may have to be moved. Upon further investigation it appears there will be no steep slopes disturbed. A storm pipe will have to be removed and it has been adequately designed. The Township Engineer letter was issued on November 16, 2016. As a result, the Applicant will be removing some parking spaces to reduce the impervious areas of the property therefore no stormwater management is required. He is

recommending preliminary/final approval. Mr. Wagner mentioned that the County had no comments.

Mr. Cebular asked the Fire Marshal about his comments. Mr. Babel stated that he needs a Storzs fire connection put on the hydrant in front of the building. All sprinkler, fire alarms and strobes must be upgraded. Additionally, a five inch Storzs connection is to be added to the fire company standpipe at the Home Depot side of the building. The Applicant stated they will comply with these three items.

Mr. Wolfgang asked if there would be designated handicap parking spaces indicated. The Applicant responded that there would be designated handicap parking spaces.

Mr. Fulmer made the motion to proceed with the both preliminary and final approval; Mr. Wolfgang seconded the motion with the stipulation of completing the Fire Marshals requirements. All in favor (4-0).

#2015-02 Spring Valley Farms II , seeking Final approval for the proposal to construct 178 homes on 143.67 acres along Bleim Road [42-00-0266200-5] in the R-1 Residential District with PSD (Preservation Subdivision District Overlay) [Plans prepared by Graf Engineering, LLC 5 Cannon Avenue, Suite 103 Lansdale, PA 19446, revision date 9-21-2016 and consisting of 46 sheets].

Mr. John Iannzzi, Hamburg, Rubin, Mullin, Maxwell & Lupin spoke on behalf of the Applicant and stated that they are in receipt of the Township's review letter; most of the items in the letter are Will Comply. There are two Waivers that will be reviewed.

Mr. Rolph Graf, Graf Engineering stated that since their original appearance in September 2015, they have been working with most of the outside agencies such as the Conservation District, PennDOT, etc. to get through some of the outstanding issues and approvals. Final plans were submitted to Bursich Engineering and a response letter dated October 25, 2016 was issued. Mr. Graf stated that they submitted a letter to the Township dated November 15, 2016 which outlined the two Waivers they are requesting.

Mr. Graf stated that one of the section numbers on the original Waiver request was wrong and off by one number. Section 215.52.C (4) – originally requested and granted as Section 215-52.C. (5) required street trees be planted at a ratio of one tree per 50 lineal feet of street frontage. As 53 street trees could not fit along the proposed streets, the Applicant is requesting for the ability to plant in other areas. As the Planning Commission was previously in favor of this request, this request is merely a housecleaning item dealing with the change in the section number.

The second Waiver deals with stormwater detention basins. The requirement in the ordinance states that they must be located at least 50 feet from any structure. Both stormwater basins were originally designed maintaining the required 50-foot separation. As part of the NPDES permitting requirements, both basins have been moved uphill and closer to the proposed structures to aid with infiltration. Both basins are approximately 35-40 feet from the proposed structures, are downhill of the proposed structures and will not adversely impact the structures. Mr. Graf stated that, per Mr. Camburn's request, they will provide a certification stating this and the Applicant will provide that information.

Mr. Graf has asked for a recommendation for final approval. He stated that there still are a few tweaks to the plans that must be made before going to the Board, but from a Planning perspective he feels they are ready.

Mr. Wolfgang asked how the Applicant will keep children away from the basin. Mr. Graf suggested that they considered additional landscaping or adding a fence, but did not feel that either of those

options were of benefit. Mr. Graf did not feel that the stormwater accumulation would be significant enough during lesser, normal storms to warrant a concern.

Mr. Wolfgang also asked about the buffer along Pleasantview Road. He stated that as deciduous trees lose their leaves in the fall, they did not seem like an adequate buffer to the residents in the development and why weren't all pine trees being proposed. Mr. Graf stated that he thought that the Township requirements include a deciduous tree component which is why there is a combination of plantings. Mr. Camburn clarified the difference between a buffer and a screen and that the trees as proposed does meet the requirements of the Township. In addition, he suggested that there may be some consideration for the future development of Pleasantview Road with regard to the possibility of the road being widened and the removal of the existing trees. There is nothing that states the trees will need to be replaced by the developer or HOA. Mr. Camburn clarified that it shouldn't be part of the approval, but rather a condition in the developer's agreement or an agreement with the HOA. Mr. Graf stated that if the existing trees come down, the HOA would be willing to replace them in the future and would note that on the drawings.

Mr. Cherico inquired about the impact statement that had been previously provided. Mr. Graf stated that Mr. Wagner and Mr. Camburn had requested the statement be sent to the School District.

Mr. Graf reminded the Commission that the overall site is 143 acres and about 83 acres are being offered for dedication to Lower Pottsgrove Township.

Mr. Camburn stated that he spoke with the District Manager at the Conservation District and he confirmed that the comments they had in their letter were not substantial as far as impacting the layout of the site. They believe that the Applicant can revise their plans without a significant impact. He is satisfied with a will comply response.

Mr. Wolfgang asked how the Applicant was going to address the pedestrian safety connection across Bleim Road that the Montgomery County Planning Commission had referenced in their letter. Mr. Graf stated they agree that there are a number of places, including internally, where they need to add crosswalks. In addition, MCPC asked for a variation in home design. He stated that the homes will be varied, but feels it is more appropriate for the building permit stage. Mr. Wolfgang asked what type of exterior designs will be offered. Mr. Graf directed the question to Mr. Merion, the Applicant. He stated that the builder had not been selected so it had not yet been decided.

The next topic discussed was that of phasing. Mr. Graf stated that the original plan, and thought for the project, would be to build in phases, but if the initial interest in the project is high they will build the whole thing out. It originally was proposed for five phases, but after reviewing concerns by both the Fire Marshal and the Engineer, it was revised to three phases which would allow for two entrances onto Bleim Road.

Mr. Fulmer asked about the timing of the project. Mr. Graf does not know exactly, but feels there will always be some overlap meaning there may be a phase 1 developer's agreement and be at 90% build-out and move to phase 2, which would be a separate agreement, etc.

Mr. Camburn asked Mr. Graf to discuss the potential future Bleim Road realignment. Mr. Graf stated that this will not be occurring as a part of this development. Bleim Road will be widened on both sides to bring it up to a minimum 11'0" travel lane along with a shoulder. There also will be some widening on the opposite side of Spring Valley to accommodate a future driveway and again widen up to the second entrance. The Applicant has also agreed to do significant widening along Pleasantview Road which will provide a left turn lane between Sanatoga and Pruss Hill Roads. No traffic lights will be required.

Mr. Wolfgang asked about bus stops and if the road will still support enough room for two-way traffic; he expressed his concerns about additional traffic back-ups due to busses at that intersection. Mr. Scott Houting, 1880 N. Pleasantview Road seconded Mr. Wolfgang's concerns and stated that their property in particular is greatly impacted by this development. Bleim Road dumps right into his driveway and has concerns with being able to get out of his driveway with newly added turn lanes. Mr. Wagner felt this was something he may have to address with PennDOT.

Beth Houting, also of 1880 N. Pleasantview Road asked about the road widening and which side(s) of the road gets affected. Mr. Graf explained that all widening would be done on the project side of the roadway.

Mr. Wolfgang asked about the final plans from PennDOT. Mr. Graf stated that they do not have a PennDOT approval at this time. Mr. Wagner announced that the Township is very disappointed with PennDOT's unwillingness to realign Bleim Road with Pruss Hill Road; unfortunately it is their road and the Township has no jurisdiction.

Mr. Cebular stated that his personal opinion he wishes they would have the PennDOT approval prior to the Township's stamp of approval. He asked Mr. Camburn if there were any additional concerns as far as Engineering is concerned. Mr. Camburn feels that the majority of the comments are strictly for clean-up purposes and ultimately it is the Commission's decision and that based on traffic impact studies, this project does not meet the warrants to realign the road or for a traffic signal. The best that can be done is ask to reserve ROW so that at some future date if it does meet the warrants they will have the ROW and can design and build the road at that time. PennDOT is requiring a left turn lane along Pleasantview Road.

Mr. Fulmer expressed concerns in regards to the amount of school-aged children that would be entering the district from the proposed development. Mr. Graf stated that per the impact statement, they had projected 78 new kids into the district, which Mr. Fulmer feels is low and reiterated the fact that the district cannot support the additional children.

Mr. Bob Koss, Bleim Road stated that he is very supportive of this project.

Mr. Wolfgang made the motion to approve the Waiver letter of November 15, 2016; Mr. Cherico seconded the motion. All in favor (4-0)

Mr. Wolfgang made the motion to grant final approval contingent on the approval by the county and that PennDOT will come through and not necessitate any further changes than what is shown here; Mr. Cherico seconded the motion. Mr. Fulmer opposed the decision. (3-1)

#2016-01 **Sanatoga Green**, Land Development Plan – Information Only

Mr. Cebular started the discussion by advising the Applicant that there are a number of things that are needed before things get too far ahead such as: zoning, DEP and Conservation District and E&S Control Plan. These things are needed before any decisions can be made. He also stated that there needs to be better document management and items that have previously been addressed verbally and in writing as will comply items have not been added to the prints and that needs to happen as well.

Mr. Frank Bartle, legal representative for the Applicant, stated that they were here tonight to ask for recommendation with respect to Preliminary approval – not final. He stated that they are here to answer any and all questions on the table and he urges the Commission to allow the Applicant to go before the zoning board to get a decision and someone needs to make the first step.

Mr. Briar stated that they need the recommendation of the Commission in order to move forward with the zoning hearing board.

Mr. Wagner asked Mr. Engel, the Engineer, why the plan has not been submitted to the Montgomery County Conservation District as they could change the plan all-together. Mr. Engel stated that he would like to have preliminary approval from the Township in regards to the layout design prior to submission to the District. Mr. Bartle explained the "normal" configuration of the process is preliminary plan approval conditioned upon successful NPDS permit and he feels this is not unusual. Mr. Camburn reported that he had recently attended a MS4 workshop and spoke to the District Manager and Assistant Manager in regards to this project. He asked them what their thoughts were in regards to a Township recommending preliminary approval without MCCD review and input. They both stated they would not recommend it. They share our concerns on the potential for the stormwater management requirements and the NPDES permit to change the layout of this project. Mr. Engel stated that there are nine Waivers that the Applicant is asking for which tie back to the sustainable design concept and working with the lay of the land. The Waivers have a pretty big impact on the layout and there needs to be a road system and house layout before any stormwater can be done.

Mr. Cebular stated that he personally is not ready to give preliminary approval tonight and has the feeling that, "the Applicant does not have this thing together." He does not feel comfortable still at this point but also wants to hear from the other members. Mr. Drauschak asked what "feels comfortable" means and then stated he would like for the Commission to tell them what exactly they are looking for in order to get preliminary approval. One of Mr. Cebular's biggest concerns are some of the proposed slopes throughout the community and the safety issues associated with those slopes.

Mr. Wolfgang asked about the status of PennDOT. Mr. Bartle stated that they contracted TPD to revise the traffic impact study per the discussion had on November 9th and are incorporating the design changes per PennDOT's request for Park Road and for Evergreen Road. Mr. Camburn stated that PennDOT seems to be very happy with the fact that the ramps at the Sanatoga Interchange may be going in partially due this project.

Mr. Drauschak mentioned that they are in discussion with the Marks' in regards to relocating their driveway; they need to confirm the property lines, but they are planning to enter into agreement in order to make the change. Mr. Drauschak stated that the home on the newly acquired property would be taken down, or made available to the fire company for their use.

Mr. Engel displayed a plan showing the four different areas of the site, townhome, apartment, medical office and hotel. Applicant is proposing an entrance to service each of the different uses.

Mr. Wagner asked about the existing sewer easement. Mr. Engel stated that there is an existing sewer line serving Sanatoga Center which runs through the property. Applicant will request permission from Sanatoga Center to extinguish the old easement that protects them and will offer them a new easement for the new alignment so they can continue uninterrupted service. Mr. Camburn stated that SALDO requires building setback lines to be off of the edge of the easement. A Waiver must be requested and a Variance if the Waiver is not approved. Mr. Engel stated they are contemplating blanket easements for sewer and water.

In regards to the request for Waiver #11 Mr. Wagner asked if Applicant would consider putting sod down in lieu of riprap. Mr. Engel stated the Waiver is to put seed and put erosion control matter anywhere slopes exceed 25%. Mr. Wagner stated this was one of nine of the concerns the Commissioners had in regards to the Waiver letter.

Mr. Bartle summarized by stating that even after all of the interaction tonight, it is still unknown what will come from the Township or issues outside of the control of the Applicant and that is why they are asking for help in regards to the recommendation of this Commission.

AUTHORITY BUSINESS

None

PLANNING & ZONING

None

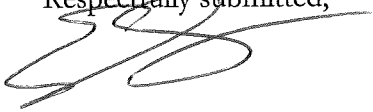
ANNOUNCEMENTS

None

ADJOURNMENT

Mr. Wolfgang made a motion to adjourn at 8:50 p.m. It was unanimously approved. Vote was 4-0 in favor.

Respectfully submitted,



Edward C. Wagner, Township Manager