



MEETING MINUTES OF THE
**PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
December 19, 2016**

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, December 19, 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	Anthony Cherico Absent
William Wolfgang	
Scott Fulmer	
Chad Camburn	
Lew Babel	

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES

After two small corrections, Mr. Wolfgang made the motion to approve the November 21, 2016 minutes and Mr. Dinnocenti seconded the motion. All in favor (4-0)

ACCEPTANCE OF NEW APPLICATIONS.

- A. Mr. Wolfgang made the motion to accept application #2016-03 Coventry Christian, 699 Pleasantview Road and Mr. Fulmer seconded the motion; all in favor (4-0)
- B. Mr. Dinnocenti made the motion to accept application #2015-02 Spring Valley Farms 178 Single Family Homes, 1934 Bleim Road and Mr. Wolfgang seconded the motion. All in favor (4-0)

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW

#2016-03: Coventry Christian Schools, Inc., *Preliminary Land Development Plan*, proposal to overall site consists of 13.143 acres located at 699 N. Pleasantview Road within the R-2 Residential District. The site is served by public sewer and water. The applicant is proposing to construct a 12,160 sq. ft. addition to the rear of the existing building [Plans prepared by Site Design Services, LLC., 1210 Mt. Pleasant Road, Lebanon, PA 17042, dated 11-16-16 and consisting of 6 sheets].

1. Township Engineer letter of December 8, 2016
2. Township Sewer letter of December 8, 2016
3. Fire Marshal letter of December 12, 2016
4. Coventry Christian letter of December 6, 2016
5. Chief of Police letter of December 7, 2016

Mr. Camburn stated there are a few minor comments, but feels they are satisfactory enough to move the project forward and recommends preliminary final approval if the Commission chooses to grant this as a minor land development, which is one of the waivers requested.

Mr. Cebular asked if the other waivers needed to be approved at this time also. Mr. Camburn stated that the waivers don't *have* to be approved but the applicant *is* asking for approval. Mr. Camburn stated that the recommendation is conditioned upon adequate resolution to his comments which he believes they are willing to do.

Mr. Babel, Fire Marshal stated that his comments had been satisfied. Mr. Wagner stated that the Sewer Authority is satisfied and a letter was received from the Montgomery County Planning Commission supporting the applicant's proposal without further comment. Mr. Niehls provided a letter regarding supplying a new school flasher sign on the east side of Pleasantview Road. In addition, Mr. Niehls wrote a follow-up letter to Police Chief Foltz regarding traffic issues at the school resulting from parent pick-up and is looking into ways to enforce their pick-up policy.

Mr. Wolfgang inquired about the timing of the signalization of the flasher light. Mr. Wagner stated there needs to be a meeting with Dave Adams of PennDOT and an application will then be submitted. Mr. Wagner hopes this process would be complete in a three-month time frame. Mr. Camburn stated this is a reasonable expectation.

Mr. Wolfgang asked for clarification in regards to the parking lot buffer the applicant is seeking relief from. Mr. Camburn stated it is along the park property which when entering the school is along the right side of the driveway.

Mr. Dinnocenti made the motion to approve the requested waivers as outlined in SDS letter dated November 16, 2016 and Mr. Wolfgang seconded the motion. All in favor (4-0).

Mr. Dinnocenti made the motion for preliminary/final plan approval and Mr. Wolfgang seconded the motion. All in favor (4-0).

Mr. Wagner stated the application will be on the agenda for the January 19, 2017 Board of Commissioners meeting.

AUTHORITY BUSINESS

None

PLANNING & ZONING

None

ANNOUNCEMENTS

None

ADJOURNMENT

Mr. Dinnocenti made a motion to adjourn at 6:43 p.m. Mr. Wolfgang seconded the motion. It was unanimously approved. Vote was 4-0 in favor.

Respectfully submitted,



Edward C. Wagner, Township Manager