



12/5/07

Sanatoga Interchange Study

Lower Pottsgrove Township, Montgomery County
SC#07020.1

Public Meeting #1 – Notes

Date/Time: 11/07/07, 7:00 PM

Location: Lower Pottsgrove High School

In Attendance:

Alyson Elliott - Assistant Manager, Lower Pottsgrove Township
(LPG)

Rod Hawthorne - Manager, LPG

Jonathan Spadt - LPG Commissioner

Chad Dixson – Traffic Planning and Design, Inc.

Chris Lankenau – Urban Partners, (UP)

Justin Keller – Simone Collins, Inc. (SC)

Pete Simone – SC

Public Attendees – (See Attached Sign-in Sheet)

Notes:

1. Jonathan Spadt opened the meeting by describing the nature of the project to the public and dispelled any myths that may have been circulating prior to the meeting. For example, apparent rumors that the Township was going to take private land for a casino were false. He added that future development was imminent and that the purpose of this study was to guide the right kind of development in the Township, with input from the residents.
2. Alyson E. introduced the SC team, including the consultants Urban Partners and Traffic Planning and Design, to the members of the public in attendance. She reminded the audience that the purpose of this meeting was to gather public input on the project and encouraged them not to limit their creativity.
3. Pete S. began by highlighting the ±350 acre project area before discussing the project strategy. In general, this project will recommend zoning standards that will aim to improve the aesthetics and viability of the Township. He stated that the proposed land uses established in the Pottstown Metropolitan Regional Comprehensive Plan are only general recommendations. This study will have a more detailed focus and will suggest specific changes to the existing zoning.
4. Pete S. conducted a PowerPoint presentation highlighting the project scope of work which includes a market analysis, developing a strategy for development,

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setting design standards, and outlining a plan of action. The meeting schedule was then reviewed and existing land use and zoning maps were presented and discussed. A brief photo tour of the project area was conducted before the meeting was opened for general discussion.

5. Chad D. briefly discussed the current traffic capacity at the Sanatoga Interchange. He stated that once both phase 1 and 2 of the Premium Outlets are complete, an approximate additional 200,000 square feet of retail could be built before upgrades to interchange capacity would be needed.
6. The attached cards record outlines other ideas/concerns that were expressed during the meeting.

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink that reads "Justin M. Keller". The signature is written in a cursive, flowing style.

Justin M. Keller

Enc. Cards Record
Attendance Sheet