



LOWER POTTS GROVE PLANNING COMMISSION MEETING AGENDA

Monday, March 20, 2023 ▪ 6:30 p.m.

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES – November 21, 2022
- III. REORGANIZATION OF COMMISSION

Chairman
Vice-Chairman

Motion to approve 2023 Meetings: March 20, April 17, May 15, Wednesday, June 14, July 17, August 21, September 18, October 16, November 20, and December 18.

All Meetings will begin at 6:30pm

- IV. ACCEPTANCE OF NEW APPLICATIONS –
 - 2021-09 Royal Farms 300 Armand Hammer Blvd, *Preliminary*
 - 2022-02 Wawa Food Market, 157 Evergreen Road, *Preliminary*
- V. SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW –
 - #2021-09 Royal Farms, 300 Armand Hammer Blvd., *Preliminary*, proposal to construct a 5,380 SF convenience store with 8 fueling stations, 1,248 SF car wash, 2,225 SF drive-thru retail, and 25,034 SF storage facility located in the IN (Interchange) District. Plans prepared by Robert E. Blue Consulting Engineering 1149 Skippack Pike Blue Bell, PA dated 07-01-2021 revised 01-30-2023 consisting of 42 sheets.
 - 1. Township Engineer Letter of March 13, 2023
 - 2. Sewer Engineer Letter of February 28, 2023
 - 3. Fire Marshal Letter of March 1, 2023
 - 4. Traffic Engineer Letter of March 6, 2023
 - 5. MCPC Letter of March 6, 2023
 - 6. Waiver Letter of January 30, 2023
 - #2022-02 Wawa Food Market, 157 Evergreen Road, *Preliminary*, proposal to construct a 6,049 SF convenience store with 16 fueling stations and 12 electric car charging stations located in the GMU (Gateway Mixed-Use) District [Plans prepared by Bohler Engineering, 1600 Manor Drive Suite 200, Chalfont, PA 18914, dated 09-09-2022 revised 02-07-23, consisting of 38 sheets.
 - 1. Township Engineer Letter of March 13, 2023
 - 2. Sewer Engineer Letter of February 27, 2023
 - 3. Fire Marshal Letter of March 1, 2023
 - 4. Traffic Engineer Letter of March 6, 2023
 - 5. MCPC Letter of March 10, 2023
 - 6. Waiver Letter of February 7, 2023

VI. PLANNING & ZONING

Motion to execute the Component 4A of the Sewage Facilities Planning Module for 157 Evergreen Road aka Wawa Food Market.

ORDINANCE 365 AMENDING THE LOWER POTTSBORO TOWNSHIP CODE OF ORDINANCES, ZONING, CHAPTER 250, ARTICLE XXIA "GATEWAY MIXED-USE (GMU) DISTRICT", 250-158.2.A(6) "PERMITTED USES" TO ALLOW AN APARTMENT USE WITHOUT PROFESSIONAL OR BUSINESS OFFICES OR RETAIL USE ON THE FIRST FLOOR; REPEALING INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR A SAVING CLAUSE AND FURTHER PROVIDING FOR AN EFFECTIVE DATE.

VII. ANNOUNCEMENTS

VIII. NEXT MEETING: *Monday, April 17, 2023, at 6:30 p.m.*

IX. ADJOURNMENT