

MEETING MINUTES OF THE
PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
January 18, 2022

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Tuesday, January 18, 2022, via Zoom. The meeting was called to order by Chair, Frank Cebular at 6:30 p.m. and the following were in attendance:

Frank Cebular, Chair
Scott Fulmer, Vice Chair
Edward Wagner, Township Manager
Bill Keohane
Anthony Cherico
Michael Levering

Mr. Cebular announced the meeting was being recorded.

REORGANIZATION – EDWARD WAGER, TOWNSHIP MANAGER – 6:30 PM

Motion to nominate Planning Commission Chairman

Mr. Wagner asked the Board if there was a nomination for Commission Chairman. Mr. Keohane made a nomination for Frank Cebular as Planning Commission Chairman. Mr. Wagner asked the Board if they had any other nominations. Mr. Wagner, after hearing no additional nominations, closed the nomination window. Mr. Keohane made a motion to nominate Mr. Cebular as Chairman. Mr. Cherico seconded the motion. The final vote was 5-0 in favor.

Motion to nominate Planning Commission Vice-Chairman

Mr. Cebular asked the Board if there was a nomination for Vice-Chairman. Mr. Cherico made a nomination for Scott Fulmer as Planning Commission Vice-Chairman. Mr. Cebular asked the Board if they had any other nominations. Mr. Cebular, after hearing no additional nominations, closed the nomination window. Mr. Cherico made a motion to nominate Mr. Fulmer as Vice-Chairman. Mr. Fulmer seconded the motion. The final vote was 5-0 in favor.

Reorganization concluded at 6:32pm

Regular Meeting Began 6:33pm

APPROVAL OF MINUTES-

Mr. Fulmer made a motion to approve the minutes of the December 20, 2021, regularly scheduled meeting of the Lower Pottsgrove Township Planning Commission. Mr. Keohane 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 –

Presentation from Valley Forge Properties 3049 High Street requesting a Text Amendment to the Gateway Interchange District (G-IN)

Mr. Jay Tornetta introduced himself to the Planning Commission and thanked the Board for their time. Mr. Tornetta stated that he will give an overview of the suggested changes to the proposed text amendment. Mr. Tornetta explained that this project has been in the works since 2005. Mr. Tornetta explained that in 2007 he sat down with the township to produce a plan with specific uses such as restaurants, retail, etc. Mr. Tornetta stated that in 2014 or 2015 a proposal was submitted, and Preliminary approval was received, however, no tenants were found. Mr. Tornetta explained he has gotten full HOP approval from PENNDOT, NPDES permits from MCCD and is turn-key ready to go. Mr. Tornetta explained that an issue they are having is getting water to the site at a reasonable cost. Mr. Tornetta explained that residential buildings were not something that was wanted on that side of the street and began looking to flex buildings to hold various businesses. Mr. Tornetta explained that flex buildings could be used for manufacturing, warehousing, office space, etc. Mr. Tornetta showed the Planning Commission members the new plan for the property which included two separate flex buildings. Mr. Tornetta explained that the flex buildings have more than enough parking to meet the code. Mr. Tornetta stated that even with having ample parking, they are decreasing the parking and increasing more green space. Mr. Tornetta explained that the larger building is in fact several thousand square feet smaller than the already preliminary approved building. Mr. Tornetta explained that he has created a draft ordinance with the text amendments he is proposing. Mr. Tornetta offered the Board a moment for questions. Mr. Cebular asked Mr. Tornetta how the flex buildings are going to look from the road. Mr. Tornetta assures the Board that the buildings will not appear unattractive. Mr. Tornetta also explained that there will be a two feet setback per foot of height of the buildings. Mr. Tornetta explained to the Planning Commission that even though they are not going with retail and restaurant tenants that the road improvements will still be happening in the same way that they were before. Mr. Tornetta explained that he will not compromise the road work just because they are not having retail or restaurants. Mr. Tornetta explained that the need for day care facilities (for humans and pets) are becoming more essential at this time and could be a potential tenant. Mr. Tornetta thanked the Planning Commission Board for their time and consideration.

Presentation from Spring Valley Farms 1934 Bleim Road on a Conditional Use Application to allow the disturbance of steep slope pursuant to 250-34.H (1) of the Lower Pottsgrove Township Zoning Ordinance, The Lower Pottsgrove Township Zoning Ordinance permits disturbance of steep slope in excess of 15% by conditional use, subject to compliance with the specific criteria set forth in 250-34.E and the General Standards set forth in 250-220 of the Lower Pottsgrove Township Zoning Ordinance.

Steve Anella from Hamburg, Rubin, Maxwell, and Lupin introduced himself to the Planning Commission Board. Mr. Anella stated he was there on behalf of the applicant to receive recommendation for a Conditional Use Application for a steep slope disturbance that will appear in front of the Board of Commissioners meeting on February 24. Mr. Anella gave a background in which he stated that the previous engineer was not aware that a Conditional Use Application was needed. The current engineer came in and stated that since the slope was more than 15%, it did need a conditional use. Mr. Anella stated that the swales behind the Lots 150-156 were pulled off the lots and placed in the common open space area that the HOA maintains. Shrubs and bushes will be installed behind the swale. Mr. Anella believes that once the bushes and shrubs mature, the final homeowner will be satisfied and will sign off on the individual grading plan for agreement. Mr. Anella explained that he is seeking the Planning Commission's

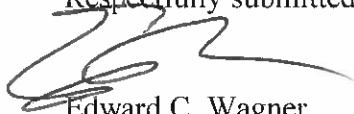
recommendation approval so he can take it to the Board of Commissioners for approval. Mr. Keohane made a motion for recommendation approval for the Conditional Use Application. Mr. Levering seconded the motion. The vote was 5-0 in favor.

ANNOUNCEMENTS – None.

ADJOURNMENT:

Mr. Cherico made a motion to adjourn the meeting. Mr. Fulmer seconded. The public meeting adjourned at 7:21 p.m. The next regularly scheduled meeting is Tuesday, February 22, 2022, at 6:30 p.m. at Sunnybrook.

Respectfully submitted,



Edward C. Wagner
Township Manager