

*MEETING MINUTES OF THE
PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
April 17, 2023*

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, April 17, 2023, at the Township Municipal Building. The meeting was called to order by Chairman, Frank Cebular at 6:30 p.m. and the following were in attendance:

Frank Cebular, Chair
Michael Sean Levering, Vice Chair
Anthony Cherico
Anita Meehan
Scott Fulmer

Edward Wagner, Township Manager
Craig Bonenberger, Township Engineer
Lew Babel, Fire Marshal

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES-

Ms. Meehan made a motion to approve the minutes of the March 20, 2023, meeting of the Lower Pottsgrove Township Planning Commission. Mr. Fulmer seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

ACCEPTANCE OF NEW APPLICATIONS –

2021-09 Royal Farms, 300 Armand Hammer Blvd., *Preliminary/Final*

Mr. Cherico made a motion to accept application 2021-09 Royal Farms, 300 Armand Hammer Blvd. Ms. Meehan seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW –

#2021-09 Royal Farms, 300 Armand Hammer Blvd., *Preliminary/Final*, proposal to construct a 5,380 SF convenience store with eight (8) fueling stations and a 1,248 SF car wash 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 03-31-2023 consisting of 44 sheets.

- 1. Township Engineer Letter of April 12, 2023**
- 2. Sewer Engineer Letter of April 12, 2023**
- 3. Fire Marshal Letter of April 6, 2023**
- 4. Traffic Engineer Letter of April 12, 2023**
- 5. MCPC Letter of March 6, 2023**
- 6. Waiver Letter of January 30, 2023**

Ms. Debra Shulski from the firm of Riley, Riper, Collin & Colagreco was in attendance along with Chase Gunther from Zommick McMahan Commercial Real Estate representing the applicant, Royal Farms. They were accompanied by Mr. Robert Blue, Civil Engineer. Ms. Shulski reviewed that since the last meeting on March 20, 2023, Royal Farms submitted plans.

She thanked the Township Engineers and Consultants for their cooperation in reissuing review letters so quickly. Ms. Shulski advised that the issue of architectural plans raised at the last Planning meeting is not a SALDO requirement but understands that the Commissioners would like to see them. The site pad was removed from the site plan but is shown on the Staging Plan. However, all calculations, Stormwater Management for example, are based on the two buildings being on the Plans. She advised that Royal Farms would be willing, as a condition of approval, to provide the architectural plans to the Township once they have a user and before Building Permits are issued. Mr. Wagner advised that the Commissioners want to see architectural renderings before approving any waivers or plans. He reminded Ms. Shulski that the Township was promised that the storage facility would look like an office building and the Commissioners would like to ensure that is the case before approving anything. Mr. Gunther explained that they cannot get renderings because they do not currently have a deal with anyone to build the storage facility. Ms. Shulski suggested that the applicant comes back at the time they secure a tenant and show the Board architectural renderings. Mr. Wagner reminded them that this is not what was discussed or promised at the beginning of the project. Ms. Shulski asked why the approval of the waivers depends on the renderings. Mr. Bonenberger explained that the plans had been changed to indicate that the other two (2) buildings cannot be built without going through Land Development for those buildings. Ms. Shulski indicated that was not her understanding, but Mr. Bonenberger pointed out that this is what is noted directly on the plans. Ms. Shulski stated that they believe all the issues have been addressed in the review letters to proceed with the Royal Farms. They are willing to proceed as recommended and come back for Phase 2 Land Development approval. Mr. Babel, Fire Marshal, inquired about a question he had regarding the width of the roadway feeding the carwash. The road width is shown as 10 feet which concerned him, so he wanted to know why it was so narrow. The response from Royal Farms was that it is "common" for Royal Farms. He also asked for clarification regarding where the fire hydrant will be placed. After review, it was found to be shown on Sheet #10 of 44. After discussion between Mr. Babel and Mr. Blue, a location was agreed upon. Also on Sheet # 10 is a proposed 1,000-gallon propane tank to be in front of the car wash that Mr. Babel questioned the purpose of. Mr. Gunther was unsure so he will research and contact Mr. Babel with the information. Ms. Meehan clarified that at the last Planning Commission meeting, Royal Farms was asked to remove the storage facility and the drive-thru building from the plans and have only Royal Farms for Phase I so today's recommendation is only for Royal Farms. Mr. Cebular noted that the concern regarding the AD Moyer deliveries was resolved in that the lumber delivery trucks will not travel through the main intersection. Instead, they will go through the back, all of which is on the circulation plan. Mr. Cebular confirmed with Mr. Bonenberger that the engineering issues have been worked out. Mr. Bonenberger stated that if everyone is aware that a recommendation for Royal Farms would not give any approval for the other buildings, he is agreeable to proceed.

Mr. Levering made a motion to recommend Preliminary/Final approval for Royal Farms Phase I subject to agreement with engineers, the township solicitor and all outside agencies that have outstanding approvals. As a condition of approval, the Township Solicitor will draft a note on the record plan stating that approval for Phase I is for the Royal Farms only and Phase II will require Land Development approval from Lower Pottsgrove Township prior to construction of the additional buildings. Ms. Meehan seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

PLANNING & ZONING –

Motion to execute the Component 4A of the Sewage Facilities Planning Module for 300 Armand Hammer Blvd. aka Royal Farms

Mr. Cherico made a motion to execute Component 4A of the Sewage Facilities Planning Module for 300 Armand Hammer Blvd. aka Royal Farms. Mr. Fulmer seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

ANNOUNCEMENTS –

Mr. Wagner advised that the revised plans for Coventry Christian have not been submitted so they will likely be on the agenda for June.

NEXT MEETING-

The next regularly scheduled meeting will be on Monday May 15, 2023, at 6:30 p.m. at the Township Municipal Building.

VISITORS COMMENTS- NONE

ADJOURNMENT-

Mr. Levering made a motion to adjourn the meeting. Ms. Meehan seconded the motion. The public meeting adjourned at 7:13 p.m.

Respectfully submitted,



Edward C. Wagner
Township Manager