

MEETING MINUTES OF THE
**PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
May 17, 2021**

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, May 17, 2021 through live video feed. 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 Wagner, Township Manager
Ronald Dinnocenti, Vice Chair	Craig Bonenberger, Township Engineer
Scott Fulmer	Michael Reinert, Appointed Township Engineer
William Keohane	

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES

Mr. Dinnocenti made a motion to approve the minutes of the February 16, 2021 regularly scheduled meeting of the Lower Pottsgrove Township Planning Commission. Mr. Fulmer seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

ACCEPTANCE OF NEW APPLICATIONS –

2021-01 Treichler Enterprises, LTD 2050 N Charlotte Street, *Lot Line Adjustment* – Mr. Keohane made a motion to accept 2021-01 Treichler Enterprises, LTD 2050 North Charlotte Street Lot Line Adjustment. Mr. Fulmer seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

2021-02 Moove In Storage 2148 E High Street, *Preliminary*—Mr. Fulmer made a motion to accept 2021-02 Moove in Storage 2148 E High Street, Preliminary. Mr. Keohane seconded the motion.

Mr. Dinnocenti stated that he is concerned that the front of the building is going to be too close to the street. Mr. Cebular explained that this is just to accept the plan for now and then there will be time to discuss any concerns the board might have late in the agenda.

After the discussion the motion was unanimously approved. Vote was 4-0 in favor.

2021-03 Redner’s Gas Service 1258 N. Charlotte Street, *Preliminary*—Mr. Dinnocenti made a motion to accept 2021-03 Redner’s Gas Service 1258 N Charlotte Street, Preliminary. Mr. Fulmer seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

2021-04 Edward & Laura Lucci 1218 Snell Road, *Minor Land Development*—Mr. Keohane made a motion to accept 2021-04 Edward and Laura Lucci, 1218 Snell Road Minor Land

Development. Mr. Dinnocenti seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW-

#2021-01 Moove in Storage *Informational*, proposal to construct storage units located at 2148 E High Street within the Shopping Center Zoning District. The overall tract area is approximately 6.39 acres. (Plans prepared by McCarthy Engineering 555 Van Reed Road Wyomissing, PA 19610, date 03-10-2021 consisting of 20 sheets).

1. Township Engineer letter dated May 12, 2021
2. MCPC letter dated May 11, 2021

Chris Falencki from McCarthy Engineering stated that they have completed the plan for Phase II and it has been submitted tonight for discussion. There is a review letter from the appointed township engineer Technicon for this project. The existing building was converted and being used for storage. The five (5) additional buildings that they are proposing will wrap around the existing building. The plans will be following the architectural from the Zoning Hearing Decision back in 2019.

Mr. Falencki stated that it is not their intention to create the 13 buildings that they see on the current plan. It is their intent to follow the Zoning Hearing Board decision. They will be going back to the Zoning Hearing Board for relief on the 125-foot buildings so that they can show a plan that the board is familiar with which is what was approved at the Zoning Hearing Board. There will be additional 10 feet of the PennDOT right of way to be dedicated to the township and then on top of that the buildings are setback 20-30 feet. There will be 35-40 feet of open space between the street and the buildings. Michael Reinert from Technicon who is the appointed township engineer for the Moove In Storage project stated that the land development is different then what was approved by the Zoning Hearing, the decision had a number of conditions that were included that the applicant will have to follow. The conditions will not go away they will be part of the final land development. Mr. Keohane asked Mr. Reinert in his letter he stated that the original Zoning Hearing decision did not include phases of development the site, and he would be correct to assume that the new proposal to the zoning hearing board would include that. Mr. Reinert replied that when you Phase a project every phase has to work on its own, including storm water management, zoning, parking etc. Mr. Gilland from Moove in Storage stated that he met with Mr. Wagner and they decided they are going to do the project all at once so that it saves all of the waivers. Mr. Keohane asked Mr. Wagner if the Fire Marshal has reviewed the plans yet. Mr. Wagner replied that he did review the plans and anything over 5,000 square feet needs to have a sprinkler system installed. Mr. Falencki said that the buildings are going to be designed to be 4,900 square feet with a one-hour fire rating. Mr. Keohane's other concern was that the lot only has one entrance/exit to the parking lot if something were to happen the people in the back corner would be trapped. Mr. Wagner said that the Fire Marshal did have some concerns with the rear of the building and stated there is a gate that goes across that they might be able to get an exit gate or something for emergency usage. Mr. Reinert stated that he had a lengthy review letter and the majority of the comments in the review letter are pertaining to the Zoning Hearing Board decision. There are also a number of waivers under SALDO which they will come back later in addition to the stormwater review. The board would like to see a rendering so that way they can see what they are proposing and then make a decision from that. Mr. Falencki also wanted to get the Planning Commission's opinion on the landscaping

screening along the rear and the western side of the property, they feel as if they added enough but they are looking for the Planning Commission's suggestions. Mr. Cebular stated that he would like to see a rendering so that way he can get a better understanding of what they are replacing. The other zoning relief that they would be looking to get is a parking relief, which they are required for 228 parking spaces, which they are not proposing to park cars outside at all. The parking lot that is shown is for customers to come into the office and the one employee in the office. Mr. Keohane stated that he would be open to a waiver on the parking requirement, which doesn't make a lot of sense to have that many parking spots for a self-storage. Mr. Falencki would like to resubmit the plan with the recommendations from the Planning Commission and as well as doing everything in one phase.

#2021-04 Edward and Laura Lucci, informational proposal to construct a 36'x48' barn alongside a 70'x104' enclosed arena at 1218 Snell Road within the R-2 Residential District. The overall tract area is approximately 15.04 acres. (Plans prepared by Bercek & Associates 358 Mainstreet Suite 1 Royersford, PA 19468, dated 04-29-2021 consisting of 3 sheets).

Chris Lucci explained that his family currently has a horse barn at 1218 Snell Road that sits down near the creek. Years ago, they went through zoning to get relief. They would like to remove the horse barn and the outdoor riding arena. After removal they would like to build another barn that will have a four horse stalls and an enclosed area to ride the horses. Tom Smith explained that the plan is being submitted as a minor land development, they did not perform a detailed survey of the entire property. The floodplain ordinance is not part of the zoning hearing board approval process and they are listing several waivers that they are requesting on the land development plan. The following waivers are being requested, prohibition of any kind of construction or placement in the floodplain, the size of the building cannot exceed 100 square feet, and any stormwater management requirements. They did provide the erosion control packet to the conservation district for their review. They did this because the fill that is coming to the site is coming from an NPDES approved permitted site and they need an adequacy letter from the Montgomery County Conservation District to allow them to bring earth materials in for filling. Another waiver is to be able to use the deed description and not a detailed survey of the surrounding area and the roads. The plan is based on a survey on the limited area, and work that is being performed is outside of the regulatory floodway, so they won't need a DEP permit, but they are entirely in the floodplain. They will be elevating the building and materials around it to the 100-year flood plain. Craig Bonenberger from McCarthy Engineering stated that after his review he found that the entire floodplain ordinance is actually a zoning district overlay, and Section 138.23 specifically says that any modifications to the floodplain conservation district requirements require variances from the Zoning Hearing Board. Mr. Smith stated that they were advised the township's ZHB Solicitor when they submitted the application to take those sections of the floodplain ordinance out of the application for the zoning hearing board and that is why they are asking for waivers. Mr. Bonenberger asked if it would be possible to add the prior zoning decision to the plan. Mr. Smith said that it was and their decision was strictly limited to the building height issue that is noted as number 16 on the plan. Mr. Bonenberger stated that there was a section about manure storage that requires a setback of 200 feet from any stream, property line, occupied building and he didn't see anything on the plans to reference this. Mr. Smith replied that there is no manure storage on the property, and they will put that on the plan. Mr. Bonenberger asked for more clarification on the stormwater management waiver they are requesting. Mr. Smith replied that the way they designed it was the area that is within the fence is

all gravel and since they are creating some slopes that will not be gravel which would be a reduction in impervious coverage. The last comment that Mr. Bonenberger made was that there are SALDO waivers requested, and they are all minor land development plan requirements and according to the definition in SALDO it does not meet the requirements of a minor land development. Mr. Smith said that is why they asked for it to be treated as a minor land development since it is an accessory building for agricultural use. Mr. Cebular asked if the fire marshal has given any opinion on this and Mr. Wagner stated that in his letter he asked if it is going to have a sprinkler system. Mr. Wagner said that the applicant was going to sprinkler the building because it is over 5,000 square feet.

PLANNING & ZONING – None

ANNOUNCEMENTS – None.

ADJOURNMENT:

Mr. Dinnocenti made a motion to adjourn the meeting. Mr. Keohane seconded. The public meeting adjourned at 7:21 p.m. The next regularly scheduled meeting is Monday, June 21, 2021 at 6:30 p.m. at Sunnybrook Ballroom.

Respectfully submitted,



Edward C. Wagner
Township Manager