

*MEETING MINUTES OF THE
PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
June 20, 2022*

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, June 20, 2022, 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
Scott Fulmer, Vice Chair
Anthony Cherico
Michael Levering
Edward Wagner, Township Manager

Bill Keohane was absent.

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES-

Mr. Fulmer motioned to approve the minutes of the March 21, 2022, meeting of the Lower Pottsgrove Township Planning Commission. Mr. Levering seconded the motion, and it was unanimously approved. The vote was 4-0 in favor.

ACCEPTANCE OF NEW APPLICATIONS –

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

Mr. Cherico motioned to accept application 2021-09 Royal Farms: 300 Armand Hammer Blvd. Mr. Fulmer seconded the motion. The vote was 4-0 in favor.

2011-07 Sanatoga Marketplace 3049 E High Street, Preliminary

Mr. Levering motioned to accept application 2011-07 Sanatoga Marketplace: 3049 Armand Hammer Blvd. Mr. Cherico seconded the motion. The vote was 4-0 in favor.

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW –

#2021-09 Royal Farms, 300 Armand Hammer Blvd., proposal to construct a 5,380 SF convenience store with eight fueling stations, 1,248 SF car wash, 2,225 SF drive-thru retail, and 25,034 SF storage facility located in the Interchange District. Plans prepared by Robert E. Blue Consulting Engineering, 1149 Skippack Pike, Blue Bell, PA dated 07-01-2021 consisting of forty-two sheets

Ms. Shulski, from Riley, Riper, Hollin & Colagreco law firm and Robert Blue of Blue Engineering are here this evening representing the applicant of the proposed development. Ms. Shulski explained that the applicant has received Zoning Hearing Board approval as well Conditional Use approval from the Board of Commissioners. They are here this evening with a revised land development to include a install a drive-thru facility as well as a storage facility on

Lot 1. Mr. Blue presented to commission members the overview of the development and how the existing AD Moyer Lumber will site adjacent to the convenience store and other proposed uses. Mr. Blue explained that AD Moyer will be installing a racking system along Armand Hammer and removing parking spaces as well as one of the existing driveways. Ad Moyer received Zoning Hearing Board approval early this year. Mr. Blue stated that along the southeast corner of the property, there will be a self-storage facility and a drive-thru convenience store (most likely a Starbucks). Mr. Blue explained that along the northeast side of the site, a car wash is being proposed adjacent to the convenience store. Mr. Blue stated that he is working with PENNDOT as far as the access way is concerned and has also recently completed additional traffic counts. Mr. Blue stated that the biggest hurdles right now are PENNDOT, NPDES, and DEP Swage Planning Module permits.

Mr. Cebular references that there is no sidewalk that is proposed along the AD Moyer lot. Mr. Cebular stated he did not believe anyone would utilize the sidewalk, being there is a bridge immediately on either side of the location as well as the Armand Hammer Interchange. Mr. Wagner stated there is a proposed sidewalk along the frontage of the convenience store. Mr. Bonenberger, a township engineer, suggests Royal Farms do a partial waiver to clearly state that there will be sidewalks along the road in front of the Royal Farms property. Mr. Blue also stated that there will be high-visibility crosswalks installed so pedestrians can access Home Depot shopping center. Mr. Wagner asked how many crosswalks would be installed. Mr. Gehman the applicant's Traffic Engineer stated that the plan as of now is to have a crosswalk installed on the south side of the road rather than the north side due to the site distance being short. However, if the township would like an additional crosswalk Royal Farms would be willing to do so. Mr. Gehman also added there was a traffic study conducted at the beginning of June before school let out and the results will be shared with the Commission shortly. Mr. Bonenberger stated the waiver request letter predated the change to the plan when there were three proposed lots instead of the newly proposed two lots. was eliminated. Mr. Bonenberger stated any verbiage mentioning lot three (3) needs to be struck out. Mr. Bonenberger explained that the waiver needs to state that it pertains to lot two (2). Mr. Levering made a motion to accept the six (6) waiver letters. Mr. Fulmer seconded the motion. The waivers are the following:

1. 215-11.A: Unless determined otherwise, all plans for approval of a plat shall be submitted in the following order: tentative plan, preliminary plan, and the final plan. A plan, and all required copies of each plan, shall be filed one at a time, and subsequent plans for approval of a plat shall not be filed until such time that a decision has been reached concerning the preceding plan.
2. 215-17.D(10): No less than a five-foot radius of curvature shall be permitted for all curb line in all parking areas.
3. 215-18.A(1): Partial Waiver. Sidewalks shall be provided along all streets except where, in the opinion of the Township Commissioners, they are unnecessary for public safety and convenience.
4. 215-51.B(1): One planting island shall be provided for every 10 parking stalls. There shall be no more than 10 contiguous parking stalls in a row without a planting island.
5. 215-51.B(2): The ends of all parking rows shall be divided from drives by planting islands.
6. 203-15.C(1)(B): Whenever possible, stormwater retention or detention basins shall be located at least 50 feet from any property boundary or right-of-way

Mr. Levering made a motion to accept the six (6) waiver letters. Mr. Fulmer seconded the motion. The vote was 4-0 in favor.

Mr. Wagner asked for renderings of the proposed Self-Storage Building prior to the next plan submittal. The Township was advised the facility will look similar to a four-story office building. Mr. Blue agreed to do so.

PLANNING & ZONING – None

ANNOUNCEMENTS –

Mr. Wagner stated Sanatoga Marketplace withdrew from the agenda and would like to meet with staff to clean up their plan Mr. Wagner stated Sanatoga Marketplace hopes to be on the July 18th agenda.

ADJOURNMENT:

Mr. Levering made a motion to adjourn the meeting. Mr. Cherico seconded the motion. The public meeting adjourned at 7:08 p.m. The next regularly scheduled meeting is Monday, July 18, 2022, at 6:30 p.m. at the Township Municipal Building.

Respectfully submitted,

Edward C. Wagner
Township Manager