

MEETING MINUTES OF THE
**PLANNING COMMISSION OF
LOWER POTTSBORO TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**
June 21, 2021

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, June 21, 2021 at The Sunnybrook Ballroom, 50 Sunnybrook Road, Pottstown Pennsylvania. The meeting was called to order by Chair Frank Cebular at 6:30 p.m. and the following were in attendance:

Frank Cebular, Chair
Ronald Dinnocenti
Scott Fulmer, Vice- Chair
Anthony Cherico

Edward Wagner, Township Manager
Craig Bonenberger, Township Engineer

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES

Mr. Cherico made a motion to approve the minutes of the May 17, 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 –

2021-05 Rick Romig (Romig Estate) 1434 Bleim Road, *Preliminary* – Mr. Fulmer made a motion to accept 2021-05 Rick Romig, 1434 Bleim Road *Preliminary Plan*. Mr. Cherico seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW-

#2021-04 Edward & Laura Lucci, Minor Land Development proposal to construct a 36'x 48' 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 Bereck & Associates 358 Main Street Suite 1 Royersford, PA 19468, dated 04-29-2021 Revised 06-11-2021 consisting of 3 sheets).

1. Township Engineer Letter of June 16, 2021
2. Waiver letter of April 28, 2021
3. MCCD letter of June 8, 2021
4. Fire Marshal letter of May 13, 2021

Tom Smith explained that they added a note on the plan that any fill that comes to the site would not come from a NPDES permitted site so they do not need approval from the Conservation District. The board discussed with the township engineer and the applicant on where the fill is going to come from, since it can not come from a NPDES permitted site. Mr. Smith stated that most of the waivers in the letter are due to the large tract of land in a limited area of disturbance for construction. There are also some floodplain ordinance waivers on the size of the structure

and not being able to build in the floodplain. Mr. Cebular stated that from the Fire Marshals letter he would like clarification on the driveway. Mr. Smith replied that it is paved down to almost the gate and the width will be more than 12 feet. Mr. Smith reviewed with the board the different waivers that they are requesting. The waivers requested are the following, prohibiting any activity in the Flood Plain Conservation District Zoning, construction of a building in the 100-year flood plain is prohibited, storm water basins include necessary berms excluding outfall facilities, floor area shall not exceed 100 square feet. The waivers that they are requesting from the Township's Stormwater Management Ordinance where it states that any regulated earth disturbance activities within the municipality and all stormwater runoff entering into the municipalities separate storm sewer system from lands within the boundaries of the municipality as defined by this part or as otherwise required by the municipality. The waivers that they are requesting from the townships Subdivision and Land Development Ordinance are property lines shall be drawn and labeled in conformance with accepted survey and civil engineering practices including dimensions shown in feet and decimals and bearings shown in degrees minutes and seconds, streets bordering or crossing the tract showing names right of way and cartway widths and surface conditions, locations of sanitary and or storm lines and water supply lines, location and descriptions of existing buildings and other structures less than 50 ft beyond the tract boundaries, location of any natural or man-made feature which may affect the developability if the land such as quarries wetlands etc. within the property and up to 100 feet beyond the tract boundaries, layout and dimensions of both lots including net lot areas and ultimate right of ways and location of onsite water supply and sewage disposal if applicable.

Mr. Cherico made a motion to accept all of the waivers requested for application #2021-04 Edward and Laura Lucci at 1218 Snell Road. Mr. Dinnocenti seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

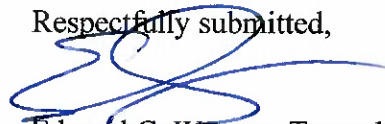
Mr. Fulmer made a motion to accept Edward and Laura Lucci Minor Land Development plan for 1218 Snell Road. Mr. Dinnocenti seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

ANNOUNCEMENTS – Mr. Wagner informed the board that Redner's and Moove in Storage land development applicants will need relief from the Zoning Hearing Board before proceeding further.

ADJOURNMENT:

Mr. Dinnocenti made a motion to adjourn the meeting. The public meeting adjourned at 6:58 p.m. The next regularly scheduled meeting is Monday, July 19, 2021 at 6:30 p.m. at Sunnybrook Ballroom.

Respectfully submitted,



Edward C. Wagner, Township Manager