

MEETING MINUTES OF THE
PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
August 15, 2022

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, August 15, 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 Sean Levering
Bill Keohane
Edward Wagner, Township Manager

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES-

Mr. Levering motioned to approve the minutes of the June 20, 2022, meeting of the Lower Pottsgrove Township Planning Commission. Mr. Cherico seconded the motion, and it was unanimously approved. The vote was 4-0-1. Mr. Keohane abstained due to his absence from the last meeting.

ACCEPTANCE OF NEW APPLICATIONS –

2022-01 Coventry Christian Land Development 699 N. Pleasantview Road

Mr. Cherico made a motion to accept the plans for Coventry Christian Land Development 699 N. Pleasantview Road. Mr. Keohane seconded the motion. The vote was 5-0 in favor.

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW –

#2011-7: Sanatoga Marketplace, 3049 East High Street Preliminary/Final proposal to develop two buildings consisting of a combined 133,432 SF commercial flex space located in the G-IN Gateway Interchange District [Plans prepared by Bogia Engineering Inc. 1340 Penn Avenue, Wyomissing, PA 19610, dated 05-11-2022, consisting of 11 sheets; Stormwater Plans prepared by Hibbeln Engineering Co., 593 Skippack Pike, Suite 300, Blue Bell, PA 19422 revised date of July 15, 2022, consisting of 15 sheets.

1. Township Engineer Letter of August 1, 2022
2. Township Engineer Stormwater Letter of August 10, 2022
3. Sewer Engineer Letter of August 11, 2022
4. MCPC Letter of June 21, 2022
5. Fire Marshal Letter of August 10, 2022
6. Waiver Letter of July 22, 2022

Mr. Tornetta gave a brief overview of the Sanatoga Marketplace project thus far. Mr. Tornetta explained that they have received Preliminary approval from the Township Planning

Commission with the previous plan which involved retail but are awaiting a new approval. Mr. Tornetta explained that the plans have been revised and some engineering changes were made. Mr. Tornetta stated that the new water services in conjunction with PA American Water will be ran to the site. Mr. Tornetta also explained that PennDOT is on board with the proposed road improvements and is awaiting the application to be submitted for the waterline extension project which needs to come from the Raven Claw Golf Course entrance along Ridge Pike. Mr. Babel, Fire Marshal, suggested adding a fire hydrant towards the front of the property, and Mr. Tornetta agreed.

Mr. Tornetta then began to explain some of the possible uses for the flex-buildings which could consist of office space, warehousing, etc. Mr. Tornetta explained to commission members that the buildings will be about thirty-five (35) to forty (40) feet in height, the buildings will be of single story. He had several building renderings in which an architect prepared for the two buildings. He wanted to make the buildings look like a two-story building but in fact it will be only one story inside. Commission members liked the overall design of the two building and would prefer Mr. Tornetta use the architectural design which was presented this evening.. Mr. Tornetta also stated that he foresees the hours of operation to be a traditional workday with occasional after-hours work.

Mr. Tornetta explained the waiver requests, which are as follows:

Land Development:

- Article V Section 215.17.D(11) – waiver to allow parking aisle width to be twenty-four (24) feet instead of the required twenty-five (25) feet.
- Article V Section 215-18.A(3) – waiver to allow the proposed sidewalk to be more than two (2) feet behind the curb line. The placement is to be outside the PENNDOT right-of-way area.
- Article VI Section 215.35.C(1) – waiver of the requirement to show on the plan specified existing features within 400 feet of the tract.
- Article VI Section 215.36.A(1) – waiver to allow profiles to be a vertical scale of five (5) feet to the inch instead of the required two (2), four (4), or ten (10) feet to the inch.
- Article X Section 215.51.B(1) – waiver to allow parking rows to exceed ten spaces without a planting island.
- Article X Section 215.15.B(5) – waiver to allow certain planting islands within the parking lots to not contain shade trees due to the presence of a desisting gas main.
- Article X Section 215.54.C(4) – waiver to allow the use of six (6) foot height fence instead of the required property line buffer plant material and quantities for a portion of the northern and eastern property lines.
- Article X Section 215.54.D(4) (D) – waiver to allow the parking lot along the western property line to be within the required twenty-five (25) foot wide buffer.
- Article X Section 215.54.C(5) – waiver to allow a substitution of five (5) shrubs for one evergreen tree.
- Article IC Section 215-11.A – waiver to allow the plan to be processed as a combined preliminary and final land development plan.
- Article V Section 215-22.B (1) – waiver to allow 14.3 feet building setback line to be measured from the nearest side of the easement to the proposed building.

Storm Water Management:

- Article XII Section 203-53 – waiver of the groundwater recharge requirements.
- Article IV Section 203-15.D (5) – waiver to allow the minimum pipe size for storm sewers to allow for less than 18-inch diameter size. All pipes are properly sized to convey safely the 100-yr stormwater flow rates and volumes, which were previously part of the preliminary approved plans.

Mr. Levering made a motion to approve the waivers. Mr. Keohane seconded the motion. The vote was 5-0 in favor.

Mr. Cherico made a motion to grant Preliminary/Final approval given that Sanatoga Marketplace (Valley Forge Properties) complies with McCarthy Engineering's letter of August 1, 2022 and submits an amended NPDES permit to the Montgomery County Conservation District. Mr. Levering seconded the motion. The vote was 5-0 in favor.

PLANNING & ZONING – None

ANNOUNCEMENTS –

Mr. Wagner stated the next meeting on September 19, 2022, will have Coventry Christian School's Land Development Plans on the agenda.

ADJOURNMENT:

Mr. Keohane made a motion to adjourn the meeting. Mr. Cherico seconded the motion. The public meeting adjourned at 7:15 p.m. The next regularly scheduled meeting is Monday, September 19, 2022, at 6:30 p.m. at the Township Municipal Building.

Respectfully submitted,



Edward C. Wagner
Township Manager