

MEETING MINUTES OF THE
PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
August 16, 2021

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, August 16, 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

Scott Fulmer, Vice-Chair

Anthony Cherico

William Keohane

Edward Wagner, Township Manager

Craig Bonenberger, Township Engineer via Zoom

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES-

Mr. Keohane made a motion to approve the minutes of the July 19, 2021, regularly scheduled meeting of the Lower Pottsgrove Township Planning Commission. Mr. Fulmer seconded the motion, and it was unanimously approved. The vote was 4-0 in favor.

ACCEPTANCE OF NEW APPLICATIONS –

#2021-03 Redner's Gas Service 1258 N. Charlotte Street—Mr. Fulmer made a motion to accept application #2021-03 Redner's Gas Service, 1258 N Charlotte Street Preliminary Plan. Mr. Cherico seconded the motion, and it was unanimously approved. The vote was 4-0 in favor.

#2021-08 Sheldon & Susan Wedemeyer 1751 Karen Drive—Mr. Cherico made a motion to accept application #2021-08 Sheldon & Susan Wedemeyer, 1751 Karen Drive Preliminary Plan. Mr. Keohane seconded the motion, and it was unanimously approved. The vote was 4-0 in favor.

#2021-09 Royal Farms, 300 Armand Hammer Blvd—Mr. Keohane made a motion to accept application #2021-09 Royal Farms, 300 Armand Hammer Blvd Preliminary Plan. Mr. Fulmer seconded the motion, and it was unanimously approved. The vote was 4-0 in favor.

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW-

2021-06 Randall Taylor 710 White Pine Lane, Annexation Plan Preliminary, proposal to annex 3 improved existing single-family residence lots from 2 unimproved lots within the R-1 Residential District & Preservation Subdivision District Overlay. Plans prepared by Barry Isett & Associates 1003 Egypt Road Phoenixville, PA, dated 04-07-2021 consisting of 1 sheet.

1. Township Engineer Letter of August 12, 2021

Mike Skidmore introduced himself to the board as a land surveyor who prepared the plan for 710 White Pine Lane. The plan is three residential lots that are existing lots, and in the rear of the lots, there will be some annexations and adjusting some lot lines. There is no construction or alterations proposed. Craig Bonenberger, Township Engineer stated that the only issue he sees with this plan is the Zoning Officer's determination that a variance will be required to create the three lots since they are not being brought up to the current code. Mr. Skidmore asked for clarification if the applicant will go to the Zoning Hearing Board and ask for relief. Mr. Bonenberger stated that yes, the applicant will have to get a variance for these three lots. Mr. Skidmore brought a response letter requesting waivers and reviewed it with the board. The first item was building set back lines, the lots are only 100 feet wide, so they are not able to show 50 foot set back lines. The second item is street widths, and they are asking for a waiver from that because there are no physical changes or improvements that are proposed. There are two SALDO waiver requests one is for sidewalks, and one is for curbing since nothing is changing physically. The fifth waiver is for the submission of a 400-foot buffer plan showing all of the improvements. The last waiver they are requesting is street trees, which is similar to the sidewalk and curbing requirements.

Mr. Fulmer made a motion to accept the waivers from the letter for 710 White Pine Lane dated 8/16/2021. Mr. Keohane seconded the motion, and it was unanimously approved. The vote was 4-0 in favor.

#2021-08 Sheldon & Susan Wedemeyer 1751 Karen Dive, Preliminary, proposal to subdivide an existing parcel into 2 lots within the R-2 Residential District. Plans prepared by Bercek & Associates 358 Main Street Suite 1 Royersford, PA, dated 06-30-21 consisting of 1 sheet.

1. Township Engineer Letter of August 2, 2021
2. Sewer Engineer Letter of August 12, 2021

Mr. Wagner informed the board that the applicant for 1751 Karen Drive ran into an emergency and was not able to make tonight's meeting. They asked if they could be put on the September Planning Commission Agenda.

#2021-07 Bassett Industries, 2119 Sanatoga Station Road, Preliminary, proposal to construct a 25,000 SF addition to the existing 79,460 SF building located within Limited Industrial District. Plans prepared by System Design Engineering, Inc 1032 James Drive Leesport, PA dated 07-16-21 consisting of 8 sheets.

1. Township Engineer Letter of August 12, 2021

John Riebow from Gorski Engineering introduced himself as well as David Milks from Bassett Industries. Mr. Riebow explained to the board that currently there is a 79,460 square foot facility at the location. Bassett Industries is a premier manufacture manipulator of metals. They currently can cut, bend, weld, shape, and assemble metals, but what they cannot do is paint. This is the bottleneck of their process; they are at the meeting tonight so that they can construct a 25,000 square foot addition which is on the east side of the site and well back from the frontage. This addition will allow for them to paint. The stormwater improvements will be a modern stormwater facility which will be a tremendous improvement for the site and the environment. Mr. Keohane asked if the emissions from the paint shop would be regulated by the EPA and

DEP. Mr. Riebow stated that it will all be permitted for whatever they would need. Mr. Riebow reviewed the Township's Engineers letter dated August 12, 2021 and stated that the items listed as 1 through 10 they will comply with. Item number 11 is that the building is already existing non-conforming and under that regulation, they are only allowed to expand by 25%. Mr. Riebow stated that their waiver request that they would like to submit for the Preliminary/Final since this is a simple application. The second waiver is the request for sidewalks around Sanatoga Station Road. The third waiver request is for concrete curbing. The fourth waiver is the planting of shade trees. This project has been through land development a few times and has already planted many trees here. The fifth waiver is for documenting features within 400 feet of the site and would like to request an aerial photograph instead. The sixth waiver request from number 20 for the street trees, they are willing to work if there are some spots that the engineer feels are bare and need some trees. The seventh waiver is requesting property line buffers. The last waiver request is for providing a landscape architect seal on the plans, they would rather use a landscape designer. Mr. Bonenberger commented that these are common waivers that are requested, he sees no concerns with them. He did state that he did review the plans that were approved before and there were no comments on the plans about waivers. He feels that it is important that we get curbing and sidewalk waivers recorded for future reference.

Mr. Keohane made a motion to accept the waiver requests detailed letter dated August 12, 2021, contingent upon the zoning hearing board and the conservation district approval of the plans. Mr. Cherico seconded the motion, and it was unanimously approved. The vote was 4-0 in favor.

Mr. Cherico made a motion to the preliminary/final plan contingent upon zoning relief and outside agency permits. Mr. Keohane seconded the motion, and it was unanimously approved. The vote was 4-0 in favor.

#2021-09 Royal Farms. 300 Armand Hammer Blvd., Preliminary, proposal to construct a 5,380 Convenience store with eight fueling stations and a 1,248 SF car wash located in the Interchange District. Plans prepared by Robert E. Blue Consulting Engineering 1149 Skippack Pike Blue Bell PA dated 07-01-2021 Revised 07-12-2021 consisting of 34 sheets.

1. Township Engineer Letter of August 12, 2021
2. Sewer Engineer Letter of August 12, 2021
3. Waiver Letter of August 13, 2021
4. Conditional Use Order dated June 24, 2021

Robert Blue from Blue Engineering explained that Royal Farms is a privately owned company and has about 300 stores in Pennsylvania, New Jersey, Delaware, and New York. Royal Farms was once a dairy farmer that started to raise chickens and selling them. Mr. Blue explained that they are proposing to have a Royal Farms on Armand Hammer Boulevard. Mr. Blue reviewed the plans for Royal Farms with commission members. Mr. Blue reviewed the items from the Township Engineer review letter dated August 12, 2021. Most of the comments that were brought up in Section B have to do with traffic. John Yurick, McMahon Associates stated that they did complete a traffic study for the conditional use process, and they scope the study with Penn Dot. Based on the findings from the study they recommend a right turn deceleration lane that will return to the acceleration lane at the signalized access. Also, they recommend only a right turn into Royal Farms and a right turn out. Mr. Bonenberger asked how they are going to

reconcile the fact certain conditions were established by the Commissioners that are not being followed, he wanted to know if they were going to go back to the Commissioners to get them adjusted. Mr. Blue replied that their attorney is not present tonight and she would be able to answer that question for them. He suggested that they have to resolve the difference between the conditional use conditions and what is required. The second option is to have another conditional use hearing to modify those conditions. He will let the two attorneys figure out what their next steps are with the conditions. Mr. Blue stated that as far as the waiver letter in regard to parking there are 76 parking spaces, and the spots are 10'x20' around the building. As far as the landscaping around the building they will provide landscaping. Mr. Wagner stated that some trees need to be changed on the plan. The building setback line shall remain in the ultimate right of way and the ultimate right of way 80 feet they will get amended for the board. Comments from McCarthy Engineering's letter under the subdivision and land development section numbers 17 through 20 they will comply, 21 is for the dumpster disposal area, which he has not seen on the plan. There will be a blanket easement offered across the entire parcels. The waiver for the stormwater basin to be located 50 feet from any structure, will have a fence around it, and it's not in a residential area. Stormwater comments from McCarthy's review letter numbered 8 through 14 they will comply. Mr. Blue stated that they are a long way from breaking ground, but they respectfully request preliminary and final approval. Mr. Wagner replied that there are outstanding sewer issues that have to be addressed with the townships sewer engineer on how they are going to relocate the force main.

Mr. Cebular stated that he does not see a problem with the waivers that were requested but he would rather wait to make a vote until the sewer authority engineer gets the information that he needs.

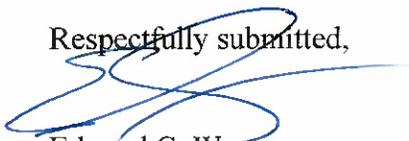
PLANNING & ZONING – None

ANNOUNCEMENTS – Mr. Wagner announced that Moove In Storage is going in front of the Zoning Hearing Board in August. Next month's meetings they will review Redner's which needs zoning relief, Karen Drive is a two-lot subdivision which will require a full sewerage planning module.

ADJOURNMENT:

Mr. Fulmer made a motion to adjourn the meeting. Mr. Cherico seconded. The public meeting adjourned at 7:47 p.m. The next regularly scheduled meeting is Monday, September 20, 2021, at 6:30 p.m. at Sunnybrook Ballroom.

Respectfully submitted,



Edward C. Wagner
Township Manager