

MEETING MINUTES OF THE
PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
September 19, 2022

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, September 19, 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, Chairman
Scott Fulmer, Vice Chairman
Anthony Cherico
Michael Sean Levering- Absent
Edward Wagner, Township Manager

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES-

Mr. Fulmer motioned to approve the minutes of the August 15, 2022, meeting of the Lower Pottsgrove Township Planning Commission. Mr. Cherico seconded the motion, and it was unanimously approved. The vote was 3-0.

ACCEPTANCE OF NEW APPLICATIONS

2022-02 Wawa Food Market, 157 Evergreen Road

Mr. Cherico made a motion to accept the plans for the Wawa Food Market 157 Evergreen Road. Mr. Fulmer seconded the motion. The vote was in 3-0 in favor.

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW-

#2022-01: Coventry Christian Land Development 699 N. Pleasantview Road *Preliminary* proposal for a building/foyer addition of 11250 SF, playground area, soccer field/track and 167 parking spaces located in the R-2 Residential District [Plans prepared by Cedarville Engineering Group, 159 E High Street Suite 500, Pottstown, PA 19464, Dates 08-03-2022, consisting of 21 sheets.

1. Township Engineer Letter of September 6, 2022
2. Fire Marshal Letter of September 14, 2022
3. MCPC Letter of September 15, 2022
4. Waiver Letter of August 4, 2022

Ms. Jill Cutler, Engineer with Cedarville Engineering Group presented power point presentation of the proposed land development plan. Ms. Cutler stated that the project will not add any additional enrollment to the school. They will be capping the enrollment at 648 students. Their goal is to phase the project in once they received all the funding, but the initial phase is to construct half of proposed 9,750 SF building. The second phase will consist of completing the other portion of the building, 1,500 SF foyer area and 300-meter track/soccer field. During the

second phase they plan to increase the number of parking spaces by 167. By increasing the parking spaces this in turn will improve vehicular circulation before and after school. Mr. John Niehls, Head of School stated currently cars are stacking up along N. Pleasantview Road.

Ms. Cutler stated that the school would like to discuss an easement with the township to construct and maintain the stormwater management basin that will be located on the township property along Pebble Beach Lane. The proposed basin will not be constructed in Phase I of the project. because the school plans to utilize the existing stormwater management facility.

Mr. Cebular asked if the construction of the track was going to be made of rubber or cinder. Ms. Cutler stated that it is to be determined. Mr. Niehls stated that they would like to have a rubberized track, but it comes down to cost. Ms. Cutler mentioned that the track is slopped inward into the soccer field for the stormwater management purposes.

Mr. Wagner asked if they would be using the same contractor as they used in previous projects. Mr. Niehls stated that this is to be determined but with a similar building style. Mr. Wagner asked if they are looking for a phase-to-phase approval. Ms. Cutler stated that NPDS permit will include the entire site. Mr. Wagner asked if they could include on the land development plan what will be included in each phase. Ms. Cutler stated that the final plans will include the phasing line as part of the record plan.

Mr. Niehls thinks that this project will benefit both the school as well as the community. One benefit is the additional soccer field for soccer tournaments to be used by Pottsgrove Soccer. Another is that it will give additional parking for the community to access Gerald Richards Park. Mr. Niehls stated that they have installed seven (7) new exterior cameras that the Lower Pottsgrove Township Police Department will have direct access to them. This project will allow other cameras to reach farther down the property with cameras on the parking lot light poles. Mr. Wagner informed Mr. Niehls that we had received a \$25,000 grant that we were able to use to install a camera system and light near 49 Pebble Beach Lane.

Mr. Fulmer asked if the soccer field will be grass or turf. Mr. Niehls stated that it would be a grass field. Mr. Fulmer also asked if the exterior of the building is constructed of brick or metal. Mr. Niehls stated that they are doing masonry below the windows and steel above the windows.

Ms. Cutler stated that they were able to comply with the Township Engineer review letter. except they wanted to discuss the requirements of a traffic study plan. Ms. Cutler stated that they think it is not needed because they will not be increasing the number of students enrolled. Mr. Wagner stated the Planning Commission cannot waive any zoning requirements. Mr. Niehls wanted to reiterate the proposed plan this evening will significantly correct the current flow of traffic during drop off and pick up times. Mr. Babel expressed some concerns on the size of the two (2) four (4) inch water lines that run into the building and will monitor the flow to make sure we have enough water pressure in the future.

PLANNING & ZONING- None

ANNOUNCEMENTS-

Mr. Wagner stated that the next meeting on October 17, 2022, will have Wawa Food Market, 157 Evergreen Road development plans on the agenda.

ADJOURMENT:

Mr. Fulmer made a motion to adjourn the meeting. Mr. Cherico seconded the motion. The public meeting adjourned at 7:02 p.m. The next regularly scheduled meeting is Monday, October 17, 2022, at 6:30 p.m. at the Township Municipal Building.

Respectfully submitted,



Edward C. Wagner
Township Manager
