

*MEETING MINUTES OF THE*  
**PLANNING COMMISSION OF**  
**LOWER POTTS GROVE TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**  
**September 20, 2021**

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, September 20, 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

Edward Wagner, Township Manager

Scott Fulmer, Vice-Chair

Anthony Cherico

Mr. Cebular announced the meeting was being recorded.

**APPROVAL OF MINUTES-**

Mr. Fulmer made a motion to approve the minutes of the August 16, 2021 regularly scheduled meeting of the Lower Pottsgrove Township Planning Commission. Mr. Cherico seconded the motion, and it was unanimously approved. Vote was 3-0 in favor.

**ACCEPTANCE OF NEW APPLICATIONS** – There were no new applications.

**SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW-**

**#2021-08 Sheldon & Susan Wedemeyer 1751 Karen Drive, Preliminary, proposal to subdivide an existing parcel into 2 lots within the R-2 Residential District. Plans prepared by Bereck & 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
3. MCPC letter of September 7, 2021

Glenn Kelczewski from Bereck and Associates introduced himself to the Planning Commission. Mr. Kelczewski asked for a waiver to put curbs along Pruss Hill Road and a waiver to install sidewalks along Pruss Hill Road and Karen Drive. The Board decided they needed a formal waiver letter from Mr. Kelczewski. Mr. Cherico made a motion contingent upon the formal waiver letter to be submitted and Mr. Fulmer seconded the motion. Vote was 3-0 in favor. Mr. Fulmer made a motion to approve Preliminary/Final approval for the 2-lot subdivision at 1751 Karen Drive. Mr. Cherico seconded. Vote was 3-0 in favor.

**#2018-03 GEG Investments Final, proposal to construct storage units located along N. Charlotte Street within the Commercial Office Zoning District. There are two parcels that comprise the site: Parcel A 2.79 acres and Parcel B 1.24 acres. The overall tract area is approximately 4.43 acres. (Plans prepared by Tarson LLC, P.O. Box 160 Douglasville, PA 19518, dated 03-06-2020 (consisting of 12 sheets). Erosion & Sediment Plans dated 05-14-2020 (consisting of 8 sheets); Storm Water Management Plan dates 05-14-2020 (consisting of 6 sheets).**

1. Applicant's Response letter August 8, 2021
2. Township Engineer letter September 14, 2021
3. Township Fire Marshal letter of September 9, 2021

Mr. Dan Laudenslayer introduced himself to the Planning Commission. He stated he spoke to the Fire Marshal prior to the meeting and Mr. Babel was satisfied with the current plan. Mr. Laudenslayer also stated he will adjust the square footage to 4,995 from 5,000 in order to eliminate the need to fire sprinkler the building under the Township code. Mr. Laudenslayer explained he would also add a note regarding the installation of fire walls. Mr. Laudenslayer stated they hired Earth Engineering Inc., and they will be monitoring the project during certain portions. The Planning Commission explained they wanted the note to state exactly when each company will be present during the project. Mr. Laudenslayer agreed. Mr. Laudenslayer stated that the secondary emergency spill way will have trees that will double as a buffer to the surrounding residents. The Planning Commission Board would rather the trees not be in the matting of the emergency spill way and suggest Mr. Laudenslayer make it more clear in the plans where the trees will be planted or remove them all together. Mr. Laudenslayer agreed. Mr. Laudenslayer requests the commission grant him conditional final plan approval based on the cleaning up of the plans according to the review letters. Mr. Cherico made a motion of approval. Mr. Fulmer seconded. Vote was 3-0 in favor.

**#2021-01 Moove in Storage, Preliminary, proposal to construct storage unit located at 2148 E. High Street within the Shopping Center Zoning District. The overall tract area is approximately 6.39 acres. (Plans prepared by McCarthy Engineering, 555 Van Reed Road, Wyomissing, PA 19610, dated 07-30-2021 Consisting of 19 sheets.**

1. Township Engineer Letter of September 14, 2021
2. Sewer Engineer Letter of September 16, 2021
3. Fire Marshall letter of September 9, 2021
4. MCPC letter of September 13, 2021
5. Waiver Letter of March 17, 2021

Mr. Chris Falencki from McCarthy Engineering introduced himself to the Planning Commission. He stated that during the last meeting there was some confusion/misunderstanding of the plans. He explains there were two phases of the project and stated they had reapplied to the zoning hearing seeking additional relief based on the original plan submittals of five buildings as well as one existing building. Mr. Falencki explained that they submitted a color rendering of the building and he explained they added some more plant screening. Michael Reinert, the alternate Township engineer explained there has been an abundant amount of landscaping added to the plans to act as a buffer from the surrounding residents. He also stated they added a lighting plan that complies within the Township's lighting standards. The Board states they were in agreement

to the waiver letter of March 17, 2021. Mr. Fulmer made a motion to approve the waivers Mr. Cherico seconded. Vote was 3-0 in favor. Mr. Cherico made a motion to approve the Preliminary/Final based upon the review letters and working with the engineer to clean up the plan prior to recording. Mr. Fulmer seconded. Vote was 3-0 in favor.

**PLANNING & ZONING** – Presentation by Julie Von Spreckelsen on a Text/Map Amendment to the Gateway Mixed-Use (GMU) District.

Ms. Julie Von Spreckelsen introduced herself to the Planning Commission Board and explained he was present for a Text/Map Amendment. He explained he was joined by Mr. Paul Tornetta, Mr. Larry Tornetta and Mr. David Goodman. Mr. Tornetta stated they had started assembling the current properties in 2004. Mr. Tornetta explained they tried to market the parcel under the current zoning Gateway Mixed-Use and it was extremally hard to find tenants. Mr. Paul Tornetta requested to remove some of the exclusions in order to get a project started. Mr. David Goodman introduced himself to the Planning Commission. He explained how his company has advertised everywhere for this property and did not get any interest. He stated the property does need some changes in order to have retailers interested in occupying the property. Mr. Paul Tornetta requested the Planning Commission consider altering the Text/Map Amendment to allow for a drive thru and a convenience store which will include a gas station. The Planning Commission explained they would be amendable to a text amendment to allow the drive-thru and the convenience store but not a map amendment to allow for additional residential units. Mr. Tornetta proposed possible senior housing instead of standards apartment. Commission members advised Mr. Tornetta to approach this suggestion with member of the Board of Commissioners at their meeting on Thursday evening. There were no other comments by the Planning Board. The presentation ended.

**ANNOUNCEMENTS** – Mr. Wagner explained that Redner’s will be at the next Planning meeting depending on if they are granted zoning relief.

**ADJOURNMENT:**

Mr. Cherico made a motion to adjourn the meeting. Mr. Fulmer seconded. The public meeting adjourned at 7:42 p.m. The next regularly scheduled meeting is Monday, October 18, 2021, at 6:30 p.m. at Sunnybrook Ballroom.

Respectfully submitted,



Edward C. Wagner  
Township Manager