

*MEETING MINUTES OF THE  
PLANNING COMMISSION OF  
LOWER POTTS GROVE TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA  
October 17, 2022*

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Monday, October 17, 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 - Absent  
Anthony Cherico  
Michael Sean Levering  
Anita Meehan  
Edward Wagner, Township Manager

Mr. Cebular announced the meeting was being recorded.

**APPROVAL OF THE MINUTES-**

Mr. Cherico made a motion to approve the minutes of the September 19, 2022, meeting of the Lower Pottsgrove Township Planning Commission. Mr. Cebular seconded the motion, and it was unanimously approved. The vote was 3-0. Ms. Meehan abstained from the vote.

**ACCEPTANCE OF NEW APPLICATIONS-** None

**SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW-**

**#2022-02 Wawa Food Market, 137-157 Evergreen Road, *Informational* proposal for to construct 6,049 SF convenience store, 16 gas pumps and 4 electric car charging stations located in the GMU (Gateway Mixed-Use District [Plans prepared by Bohler Engineering, 1600 Manor Drive Suite 200, Chalfont, PA 18914, dated 09-09-2022, consisting of 33 sheets.**

- 1. Township Engineer Letter of October 10, 2022**
- 2. Sewer Engineer Letter of October 12, 2022**
- 3. Fire Marshall Letter of October 10, 2022**
- 4. Traffic Engineer Letter of October 12, 2022**
- 5. MCPC Letter of October 14, 2022**
- 6. Waiver Letter of September 9, 2022**

Mr. Eric Britz from Bohler Engineering stated that the subdivision was proposed to subdivide 27 acres of combined properties into two (2) lots near the intersection of Evergreen and Castle Roads. Lot 1 will consist of 3.25 acres and will be developed by Provco for a proposed Wawa Food Market consist of 6,049 SF building, 77 parking spaces, 16 gas pumps, and air filling station. Ms. Sandy Koza McMahon Associates stated that they will providing a revised traffic impact study for the next meeting. Mr. Britz stated that they are proposing to remove the sidewalks along the entire frontage of Evergreen Road since we do not want the public to walk toward Route 422 interchange. Mr. Cebular agreed there are no sidewalks located along and

Evergreen Road and he feels removing them is the best solution. Mr. Britz stated by removing the sidewalks along Evergreen Road will require a variance since the installation of sidewalks along the entire frontage is required in the Gateway Mixed Use District. Ms. Von Spreckelsen stated that it was difficult since it is in both the subdivision land development and zoning ordinances. Mr. Wagner asked where they would put the sidewalk in if it was required. Mr. Britz stated that it would run along the curb line of Evergreen Road. The reason for my questions was I did not want the sidewalks to take away from the Welcome to Lower Pottsgrove Township sign that Wawa was planning to install. Mr. Wagner advised Ms. Von Spreckelsen to submit the application to the Zoning Hearing Board right away. She advised Mr. Wagner that they will need relief from the sidewalk as well as signage, but the signage plans were not fully completed. Mr. Britz reviewed waiver letter dated September 9<sup>th</sup>. He stated that there were five additional waivers that were not listed in the letter they are seeking relief. Mr. Wagner advised Mr. Britz in the next plan submission to update the waiver request letter reflecting the eight waivers. Mr. Wagner asked where the electric charging stations will be provided on the plan. Wawa is planning to install between 4-8 electric charging station, but they are still working out the details with Tesla. Mr. Wagner stated this is extremely important that Wawa provides the electric charging stations since the proposed Royal Farms is planning to install them as well. Mr. Cebular thanked the applicant for their presentation and look forward to revised plans in the near future.

#### **PLANNING & ZONING-**

**#2022-02 Wawa Food Market 137-157 Evergreen Road Conditional Use Application for Section 250-34.H (1) having a slope in excess of 15% may only be developed by granting of a conditional use approval by the Board of Commissioners which is scheduled for November 7<sup>th</sup> at 6:00 pm.**

##### **1. Township Engineer Letter of October 12, 2022**

Mr. Britz stated that the disturbance in the steep slope area is due to the sanitary sewer line installation and the construction of a stormwater management system adjacent to Castle Road. He feels the steep slopes were man made but the Township ordinances regards a conditional use hearing with the Board of Commissioners. Mr. Britz presented the plan which depicted the area in which they were planning to disturb. There were no comments by Planning Commission members. Mr. Cherico made a motion to recommend the conditional use application for Section 250-34.H (1) having a slope in excess of 15% may only be developed by granting of a conditional use approval by the Board of Commissioners. Mr. Levering seconded the motion. The vote was 4-0 in favor.

**ANNOUNCEMENTS-** Mr. Wagner stated that at the next meeting there will be a two (2) lot subdivision for Royal Farms and AD Moyer located at 300 Armand Hammer Blvd. AD Moyer wants to subdivide the property first so that they can move all the lumber and pods off the potential Royal Farms property. Mr. Wagner also welcomed Anita Meehan to the Planning Commission.

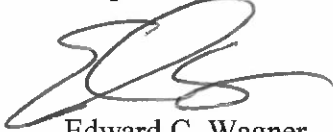
#### **NEXT MEETING-**

The next regularly scheduled meeting is Monday, November 21, 2022, at 6:30 p.m. at the Township Municipal Building.

**ADJOURNMENT-**

Mr. Levering made a motion to adjourn the meeting. Mr. Cherico seconded the motion. The public meeting adjourned at 7:13 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'E. Wagner', written in a cursive style.

Edward C. Wagner  
Township Manager