

**MINUTES OF THE PLANNING COMMISSION
UPPER POTTS GROVE TOWNSHIP**

January 8, 2007

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, January 8, 2007, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer and David Daniels present. Also present were Township Manager Jack Layne and County Planner Mike Narcowich. The meeting was called to order by Chairman Taylor at 6:00 p.m. There were 4 people in the audience.

#2-04 409 EVANS ROAD SUBDIVISION – waiver requests – The Planning Commission reviewed waiver requests outlined in a letter dated January 5, 2007, from the developer's engineer, John Aston of Aston Surveyors/Engineers, Inc. The Planning Commission had a lengthy discussion concerning the waiver requests before making a recommendation for approval. A motion by Daniels, seconded by Bealer, to recommend to the Board of Commissioners approval of the waiver requests outlined in letter dated January 5, 2007 from John T. Aston, III of Aston Surveyors/Engineers, Inc. (a copy of this letter is attached and made an official part of the minutes). All aye votes. \

APPROVAL OF MINUTES – A motion by Daniels, seconded by Bealer, to approve the minutes of December 11, 2006, as written. All aye votes.

VILLAGE COMMERCIAL – The Planning Commission reviewed changes to the proposed ordinance as outlined in the draft dated January 4, 2007. The Planning Commission reviewed additional definitions that were added to the draft ordinance. They also reviewed revisions to Section 4.B concerning submission of a conditional use plan, Section 6.B concerning maximum intensity of development for retail and office, Section 7.A and 7.B, involving lot dimensional standards for uses served by public sewer and water and uses not served by public sewer and water, Section 7.C.3 concerning minimum side or rear yard on a lot abutting a residential district, and Section 7.C.11 concerning maximum building footprint. Other changes reviewed included Section 9.A involving demolition of historic properties, items in Section 10 involving mixing requirements and home occupations, items in Section 11 concerning front yards, items in Section 12 regarding driveways, and all of Section 16 on bonus provisions. The Planning Commission agreed to change Section 6.B to reflect the maximum intensity of development for retail and office to 6,000 square feet/building (8,000 square feet with bonus) and maximum of 12,000 square feet. They also agreed to change the maximum building footprint to 3,000 square feet and to change Section 16.A so the that the maximum commercial (retail) or office development per use may be increased by up to 8,000 square feet. Mr. Narcowich agreed to revise the proposed ordinance as discussed and provide a revised draft for discussion at a future meeting.

GENERAL COMMERCIAL – The Planning Commission reviewed changes to the proposed ordinance as outlined in the draft dated January 5, 2007. Mr. Narcowich noted that the proposed general commercial ordinance is more restrictive than the current commercial office district. Section 1202.A and Section 1209.B.3 were deleted, Section 1204 concerning uses permitted via municipally-adopted master and/or specific plan was added, and a bonus provision was added to Section 1209. After reviewing all the changes to the proposed ordinance, Mr. Narcowich agreed to revise the ordinance as discussed and present a revised draft for discussion at a future meeting.

Diana Updegrove, 1404 Farmington Avenue, suggested the Planning Commission consider changing the name of the proposed ordinance to Retail Office.

Mr. Bealer questioned whether the house on the Bachman property was abandoned. Mr. Layne agreed to contact Danny Jake Corporation to obtain the status of the house on the Bachman property.

Mr. Taylor advised that he would be attending the West Pottsgrove Planning Commission meeting concerning the Upland Square shopping center and invited members of the Planning Commission to also attend the meeting.

In response to a question from Mr. Bealer, Mr. Layne advised that the Sweetwater Subdivision is not active at this point nor have there been any final plans submitted for review.

ADJOURNMENT – A motion by Daniels, seconded by Bealer, to adjourn the meeting at 8:10 p.m.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary