

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

June 11, 2007

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, June 11, 2007, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller and John Bealer present. Also present were Township Manager Jack Layne, Recording Secretary Michelle Reddick and County Planner Mike Narcowich. The meeting was called to order by Chairman Taylor at 6:00 p.m. There were 2 people in the audience.

VILLAGE CENTER DISTRICT – Mike Narcowich provided a revised draft dated June 8, 2007 which outlined additional edits to the proposed ordinance as discussed at the last meeting. Mr. Taylor expressed concern regarding the amount of parking required. Mr. Narcowich advised the required parking cannot be reduced due to the size of the building unless the Planning Commission would consider reducing the footprint of the building. Mr. Narcowich briefly reviewed the edits to the proposed ordinance which include the following: (1) changing the word “line” to “zone” in Section 2, Definitions; (2) adding a section on prohibited uses; (3) changing some language in Section 9, Historic Properties, concerning the demolition of historic structures and standards for replacement buildings for historic structures; (4) revising Section 10, General Regulations, so that the following conditions apply to all uses and conversions; (5) adding additional bonus options; (6) adding language that public plaza amenities shall not be located within 500 feet of one another; and (7) adding additional language to specify the type of fence to be used as an alternative buffer. Mr. Narcowich recommended the section on calculation of developable acreage be deleted since natural features will still be protected by the Zoning and Subdivision and Land Development Ordinances. The Planning Commission agreed with this recommendation and also recommended amending the parking ordinance to include a parking table. Mr. Narcowich also provided a zoning map to show the newly created area for the proposed Village Center District and the proposed Retail Office District. Mr. Narcowich agreed to provide a final draft of the proposed ordinance which includes all of the changes for review and discussion at the next meeting.

RETAIL OFFICE DISTRICT – Mr. Narcowich provided a revised draft dated June 8, 2007 which outlined additional changes to the proposed ordinance as discussed at the last meeting. Mr. Narcowich briefly reviewed the changes to the proposed ordinance which include: (1) changing the build-to-zone from 40 to 75 feet from right-of-way to 30 to 60 feet from right-of-way; (2) changing the maximum building height to 35 feet, 45 feet for properties fronting on PA 663, Wilson Street or State Street; and (3) adding new sections based on the Montgomery County Planning Commission draft model general commercial ordinance. The Planning Commission recommended the maximum building height be changed to 35 feet and suggested having the County prepare sketches to see how the proposed ordinance would affect properties located within the proposed district such as the Mingey property or any parcel located on State Street across from Applebee's. Mr. Narcowich agreed to provide a revised draft of the ordinance as well as sample sketches for review at the next meeting.

REGIONAL PLAN COMPLIANCE – Mr. Narcowich explained the Village Center District should be added to the regional future land use map. He further explained that the Township already modified the R-3 Zoning District to be in compliance with the regional plan. Other

REGIONAL PLAN COMPLIANCE (cont'd.) - necessary zoning amendments include changing the maximum density in the R-80 Zoning District to one (1) developable acre/80,000 gross square feet and adding a section on maximum size per use under dimensional requirements in the Limited Industrial District. The Planning Commission agreed to pass this information along to Township Solicitor Chuck Garner to prepare the necessary changes to the Township's Zoning Ordinance.

RIPARIAN CORRIDOR ORDINANCE – No information was available for review due the size and magnitude of the ordinance. Mr. Taylor requested copies be distributed to the Planning Commission as soon as possible.

APPROVAL OF MINUTES – A motion by Miller, seconded by Bealer, to approve the minutes of May 14, 2007, as written. All aye votes.

ADJOURNMENT – A motion by Miller, seconded by Bealer, to adjourn the meeting at 7:40 p.m.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary