

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

July 9, 2007

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, July 9, 2007, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller, John Bealer and John Ungerman 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 3 people in the audience.

DOUGLASS TOWNSHIP COMPREHENSIVE PLAN AMENDMENT – Mr. Taylor advised members to review the proposed amendment and forward any comments or concerns to Mr. Layne so he can forward a letter to Douglass Township.

CROSSROAD SETTLEMENT PARCEL – **sewage planning module** – A motion by Ungerman, seconded by Miller, to authorize Township staff to complete Component 4A of the sewage planning module. All aye votes. A motion by Bealer, seconded by Miller, to authorize Chairman Taylor to execute Component 4A once it is completed. All aye votes.

#2-04 409 EVANS ROAD SUBDIVISION – **final plan review** – Mr. Taylor advised that the review of the final plans will be postponed until next month due to the absence of Township Engineer John Theisen. Mr. Miller expressed concern regarding an oil tank on Lot 1 and a note on the plan that states out buildings are not to be removed.

VILLAGE CENTER DISTRICT – County Planner Mike Narcowich provided a revised draft of the proposed ordinance as well as a sketch of a potential Village Center project on a property located on Farmington Avenue. Mr. Narcowich noted the Planning Commission should compare the new sketch with the old sketch provided last month and decide if they wish to reduce the maximum building footprint. He noted the previous sketch showed a 6,000 square foot building, and the new sketch shows two 3,000 square foot buildings. Mr. Narcowich also questioned whether the Planning Commission wanted to allow a developer to build a 4,000 square foot building with bonus provisions. He noted the applicant would have to comply with three of the bonus option in order to qualify for the bonus. The Planning Commission agreed this was acceptable. Mr. Narcowich noted he could not justify reducing the required parking even though it seems like a lot of parking. He further noted he realized that when a plan is submitted, loading area and trash areas should be designated on the plan. Therefore, he added a provision in the Subdivision and Land Development Ordinance for this requirement and also made it part of the Retail Office and Village Center Districts. In response to a question from Mr. Narcowich, the Planning Commission agreed they did not have any problems with the by-right uses on page 2 of the proposed ordinance. In response to a question from Mr. Taylor, Mr. Narcowich advised he would add language to the proposed ordinance that twins and duplexes can be built in accordance with the R-3 zoning regulations. Mr. Narcowich noted that he removed language in the proposed ordinance that was redundant. Mr. Narcowich recommended requiring more than three bonus options be met for multiple buildings on one property. Since the Planning Commission does not want to discourage multiple buildings, they agreed not to change this requirement. The Planning Commission also reviewed amendments to the Subdivision and Land Development Ordinance for buffers, traffic study and parking to be applied to the Village Center

VILLAGE CENTER DISTRICT (cont'd.) - District as well as amendments to the Zoning Ordinance section on signs in the Village Center District. A motion by Miller, seconded by Ungerman, to recommend to the Board of Commissioners approval of the Village Center District ordinance along with appropriate amendments to the Zoning and Subdivision and Land Development ordinances. All aye votes.

RETAIL OFFICE DISTRICT – Mr. Narowich provided a revised draft of the proposed ordinance. Mr. Narcowich noted the Planning Commission should decide whether the language in Section 1202.A, By-Right Uses, requiring a municipally adopted master or specific plan for land development with more than two dwellings is acceptable. **Diana Updegrove, 1404 Farmington Avenue**, suggested a definition be included in the proposed ordinance for what a municipally adopted master or specific plan is. She also questioned why consolidation of driveways is required under Section 1201.D. Mr. Narcowich advised the language should be encouraged rather than required. Mr. Taylor suggested the Planning Commission review the changes to the proposed ordinance prior to the next meeting.

REGIONAL PLAN COMPLIANCE – Mr. Taylor noted that this is an item for Township Staff and the Township Solicitor to handle.

APPROVAL OF MINUTES – A motion by Miller, seconded by Bealer, to approve the minutes of June 11, 2007, as written. Aye votes: Miller, Bealer and Taylor. Abstain: Ungerman. Motion carried.

Chris Grabowy, 1502 Cloverhill Road, questioned what some of the goals of the Planning Commission are. Mr. Taylor advised that one of the major goals of the Planning Commission was to reduce housing density and that has been accomplished after many, many hours of hard work and perseverance. He further advised they are currently working on the proposed Village Center and Retail Office Districts in order to try to bring more commercial development to the Township.

Herb Miller expressed concern regarding the proposal to move open space funding to H.S.C.A. funding and suggested members of the Planning Commission contact Senator Rafferty and Representative Thomas Quigley and recommend they vote against this transfer of funding.

ADJOURNMENT – A motion by Ungerman, seconded by Miller, to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary