

**MINUTES OF THE PLANNING COMMISSION
UPPER POTTSBRO TOWNSHIP**

October 8, 2007

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, October 8, 2007, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer, John Ungerman and Donald Nice present. Also present were Township Manager Jack Layne, Recording Secretary Michelle Reddick and County Planner Michael Narcowich. The meeting was called to order by Chairman Taylor at 6:10 p.m. There were 2 people in the audience.

APPROVAL OF MINUTES – A motion by Nice, seconded by Bealer, to approve the minutes of September 10, 2007, as written. All aye votes.

RETAIL OFFICE DISTRICT – Mr. Narcowich outlined the changes to the proposed ordinance which included adding a requirement to allow apartments over non-residential uses, adding other definitions as discussed, correcting conflicts with buffer requirements and adding a section on lighting facilities. He noted that planting buffers are not required where there is shared parking or a shared driveway. Mr. Ungerman expressed concern that we are eliminating the requirement for planting buffers, and suggested that planting buffers should be eliminated only where it conflicts with shared parking or shared driveway. Another change discussed was revising the section on sidewalks and pedestrian circulation so that sidewalks, crosswalks and internal pedestrian walkways are addressed separately. The Planning Commission also agreed to eliminate the requirement that buildings and sidewalks be handicapped accessible. Mr. Taylor expressed concern that the section on noise control was only under shopping centers, and also suggested the language be changed so that there is a restriction on hours for noise rather than on measuring decibels. In response to a question from Mr. Nice, Mr. Taylor advised the measuring of sound is not included in the noise ordinance currently being reviewed by the Board of Commissioners. Mr. Narcowich noted that language was added to require street trees along internal driveways in non-residential developments at the same rate they are required along streets. In response to a question from **Diana Updegrave, 1404 Farmington Avenue**, Mr. Narcowich advised that safety lighting is not included as a requirement in the proposed ordinance. He further advised that any lighting requirements included in the proposed ordinance would be superceded when the lighting ordinance is approved. Mr. Narcowich noted he would be adding a definition for shopping centers to the proposed ordinance. A motion by Ungerman, seconded by Bealer, to recommend to the Board of Commissioners approval of the Retail Office District ordinance with the changes discussed. All aye votes.

RIPARIAN CORRIDOR ORDINANCE – Mr. Narcowich explained that the Township currently has minimum requirements in their ordinance and provided a model ordinance created by the Montgomery County Planning Commission. He further explained that Cahill provided an extensive ordinance, and he added information from their ordinance into the model ordinance prepared by the Montgomery Planning Commission. He noted the Cahill ordinance only addressed perennial streams whereas the County model ordinance addresses perennial streams, intermittent streams, other streams, wetlands and water bodies. However, the Township does not necessarily need to focus on all streams outlined in the County model ordinance. In response to a question on riparian buffer zone, Mr. Narcowich advised a definition could be included in the zoning section of the ordinance. The Planning Commission agreed to include language in the proposed ordinance requiring municipal review and approval for certain corridor crossings.

RIPARIAN CORRIDOR ORDINANCE (cont'd.) Mr. Taylor suggested a drawing to demonstrate this requirement would be helpful. It was agreed to also allow only one accessory structure per property in the riparian corridor conservation district. **Diana Updegrove, 1404 Farmington Avenue**, suggested restricting certain agricultural uses within a certain feet of streams. She also questioned whether there is a list of types of trees that need to be planted in the riparian corridor conservation district. Mr. Narcowich advised it is not specifically included in the proposed ordinance but is included in the Township's Subdivision and Land Development Ordinance. Mr. Taylor suggested getting information on appropriate types of trees to be planted in the riparian corridor area. One last change recommended by the Planning Commission was to use the language in the County model ordinance regarding non-conforming structures and uses in the riparian corridor conservation district. Mr. Narcowich noted he would revise the ordinance with the changes discussed as well as incorporate comments from Township Engineer John Theisen and provide a revised draft ordinance for review at the next meeting.

ADJOURNMENT – A motion by Ungerman, seconded by Nice, to adjourn the meeting at 8:08 p.m.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary