

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

March 10, 2008

The regular meeting of the Upper Pottsgrove Township Planning Commission was held on Monday, March 10, 2008 at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herbert Miller, John Bealer and Donald Nice being present. John Ungerman was absent. Also present were Township Manager Jack Layne, Township Engineer John Theisen and County Planner Michael Narcowich. The meeting was called to order by Chairman Taylor at 6:02 p.m. There were 6 people in the audience.

APPROVAL OF MINUTES- A motion by Mr. Nice, seconded by Mr. Bealer, to approve the January 14, 2008 meeting minutes submitted. All aye votes.

NEW BUSINESS

Active Adult Sketch Plan – Moyer Road (formerly Sweetwater) – Mr. Mingey, Crossroads Development Corporation, discussed a proposed active adult development to be located at 256 Moyer Road and to cover 78 acres. He provided a sketch plan to the Planning Commission for their review. He stated that the proposed development would consist of 236 single-family town homes. Chairman Taylor stated that this proposed development is not located in the Age Qualified Overlay District. Mr. Narcowich stated that he would hope to work with pertinent officials, staff and Committee members to insure that there would be compliance with Township ordinances and policies. Mr. Nice asked whether there was a stream located within 100 feet of the property line. He added that he was concerned about the wetness of the land area. Chairman Taylor stated that the proposed development would have to comply with Riparian Ordinance standards. Mr. Mingey stated that he would be willing to donate a significant portion of this property for open space. Mr. Miller expressed concerns about the proposed location of the office. Mr. Bealer voiced his concerns regarding the topography of the land area for the proposed development. Mr. Taylor added that there appeared to be no room for street parking.

Kummerer Sketch Plan – Mr. Penders and Mr. Gallo provided a brief overview of the proposed Kummerer Tract. Chairman Taylor stated that the proposed Kummerer Tract is located in an area designated as an Age Qualified Overlay District. Mr. Gallo stated that the proposed development would consist of single-family homes over a 62 acres area. Chairman Taylor stated that the proposed development provided a much more fluid traffic pattern while keeping the woodland areas in tact. Mr. Miller stated that the proposed Kummerer Tract plan was better than the initial plan submitted by Rouse/Chamberlin, Inc. He suggested that Mr. Penders and Mr. Gallo visit the existing Hershey Mills development in order to obtain helpful insight as to what type of housing development should be provided to individuals who have retired and desire to purchase a nice home in a good environment. Mr. Miller added that 80% of the area proposed for development on the Kummerer Tract site was fine. However, he stated that the remaining 20% of the area some of the homes proposed were located too close together and did not provide the needed privacy areas but added that he was happy that high rises were not proposed. Mr. Bealer stated that he was concerned with the turning radius in the cul-de-

sac areas of the proposed development. Mr. Theisen added that he would be concerned with the capability of fire trucks for getting in and out of the road areas of the development. Mr. Nice asked about the proposed width of the roads in the development because of his concern for parking in the development. Mr. Gallo stated that the roads would be 30 feet wide. Chairman Taylor stated that this was the standard width for roads and that a wider road could not be mandated. Mr. Nice added that he was concerned about the access to the development by emergency vehicles. Mr. Gallo stated that the T-Streets were 18 feet wide with no parking. Mr. Miller stated that no parking signs might have to be placed in areas of the development where parking was a concern. Chairman Taylor echoed Mr. Miller's concern that the back-to-back lot problems needed to be resolved. It was noted that a sprinkler system would not be provided in the development. Mr. Miller requested that Rouse/Chamberlin, Inc. denote the type of proposed shrubbery. Mr. Penders stated that he would like to meet with Township Fire Company representatives in order to discuss the turning radius allowed for emergency vehicles in the development. Chairman Taylor suggested that the designated village green or open space area be placed in the middle areas of the development.

OLD BUSINESS

A. Village Commercial

Mr. Narcowich reviewed the revised proposed Village Center District ordinance. He noted that this item has been reviewed by the Board of Commissioners and that they have analyzed this document extensively. He noted that there was a concern with some of the items proposed under Section 9 Historic Properties. He noted the link between Section 9 A. 2 and 6. He also discussed Section 15 Bonus Provisions. He stated that you must satisfy three of the bonus options listed from 1 through 8, including number 3 where an historic structure is present, or satisfy bonus option number 9 and number 3 where an historic structure is present. There was some discussion as to the basis for historic buildings being those constructed before 1940. Mr. Miller stated that the Planning Commission was not listed in this item. He added that structures denoted as being historically significant should have historic and unique architecture. Ms. Updegrave inquired as to whether all the homes located in the designated Village Commercial area should be saved. She stated that some homes were frame and not stone construction. Chairman Taylor stated that the proposed Ordinance is not stopping anyone from doing anything right now except for building some commercial property that is too big. Miller suggested that an historic structure be designated for having historic and distinctive, as opposed to having historic and unique, architecture.

B. Retail Office

Mr. Narcowich reviewed the proposed Retail Office District Ordinance. He stated that auto body repairs, auto painting, auto restoration work or auto body upholstery should be eliminated. He suggested that drive-throughs be permitted as a conditional use. Ms. Updegrave noted that the hours for drive-throughs could be restricted by the Township. Following the Commission's discussion on the proposed Village Commercial Ordinance and the Retail Office District Ordinance, there was a motion by Mr. Miller, which was seconded by Mr. Bealer, to approve the proposed revised Village Commercial Ordinance.

All aye votes. And, there was a motion by Mr. Miller, which was seconded by Mr. Bealer, to approve the proposed revised Retail Office District Ordinance. All aye votes.

IV. BUSINESS FROM THE FLOOR

Jim Capinski – 1940 Yarnell Road Discussed the Township’s 1972 Comprehensive Plan. He stated that the 1972 Comprehensive Plan appeared to indicate that Highview Lane was denoted as being a public road. He cited 16 areas in this Plan where this seemed to be the case. He asked why would the Township spend 15 months developing this Plan if they would not utilize what was denoted in the Plan. He noted that recently the Board of Commissioners had approved a motion supporting the Township Solicitor’s letter that stated that Highview Lane was a private and not a public road. Chairman Taylor noted that the Comprehensive Plan served as an advisory document and that a dozen or more road improvements were denoted in this 1972 Plan that were not done. Mr. Miller stated that the points made by Mr. Capinski had merit. Chairman Taylor stated that the Township Solicitor needed to determine if this matter was a planning or a legal question. Mr. Narcowich added that comprehensive plans were not legally binding until relatively recently. Chairman Taylor noted that the Pottstown Metropolitan Regional Plan served as an example of one of these newer plans. He also stated that the Pottstown Metropolitan Regional Plan basically serves as the Township’s comprehensive plan.

V. ADJOURNMENT

Mr. Miller moved, and Mr. Nice seconded, that the meeting be adjourned at 7:43 P.M. All aye votes.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary