

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

August 11, 2008

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, August 11, 2008, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller, John Ungerman, John Bealer and Donald Nice present. Also present were Township Engineer John Theisen and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 6:02 p.m. There were 9 people in the audience.

APPROVAL OF MINUTES – A motion by Nice, seconded by Miller, to approve the minutes of July 14, 2008, as written. All aye votes.

#8-08 BARNETTE/KEER/ORZOLEK SUBDIVISION – The Planning Commission reviewed minor subdivision plans dated June 10, 2008 for the proposed 3-lot subdivision located on the west side of Detweiler Road near Bruce Drive. Robert and Wendy Orzolek, Richard and Kristina Keer and Douglass Barnette were present to discuss their plans to subdivide a 3.148 acre parcel located adjacent to their existing properties into three lots and annex those three lots to their existing properties. The Planning Commission reviewed comments from Township Engineer John Theisen in a letter dated July 21, 2008 as well as comments from the Montgomery County Planning Commission in a letter dated August 8, 2008. Mr. Theisen advised the Planning Commission should consider certain points under his comment concerning the requirements under Sections 310-7.C and 310-7.D for certain information to be shown on the plan and decide what information they are going to require. In response to a question from John Ungerman, Mr. Theisen advised that there are currently no building restrictions for accessory structures only for dwelling units. However, a restriction for accessory structures could also be placed on the plan. The Planning Commission agreed to restrict further dwelling units as well as accessory structures. Mr. Barnette advised that he does not have a problem with these restrictions. In response to a question from Mr. Miller, Mr. Barnette advised that Seth Bacon is selling the corner lot to Jean Petrosky contingent upon approval of this proposed subdivision. Mr. Miller expressed concern regarding the pile of stone on the corner lot. In response to a concern expressed by Melissa Cache concerning the requirement for concrete monuments at each of four corners of the original tract being subdivided, Mr. Theisen advised the one rebar is missing and the monument needs to be set at the rear corner of Parcel A and Lot 1, and the three existing pipes and rebar could be encased in concrete. In response to another concern expressed by Melissa Cache, Mr. Theisen advised that their engineer may have to apply to Pennsylvania DEP for the non-building waiver. County Planner Mike Narcowich noted that the applicants will need to request a waiver from sidewalk and the requirements for a landscaping plan. Mr. Miller saluted the property owners for their efforts in preserving this property. The applicants agreed to have their engineer revise the plans in accordance with the review comments and discussions and submit revised plans for further review at a future meeting.

#7-08 LEVENGOOD SUBDIVISION – The Planning Commission reviewed minor subdivision plans dated June 30, 2008 for the proposed 2-lot subdivision located on the west side

#7-08 LEVENGOOD SUBDIVISION (cont'd.) – of Orlando Road just south of Needhammer Road. Engineer Doug Kramer of Applied Surveying Technologies and property owner Robert Levengood were present to discuss the plan to subdivide 18.23 acres (Lot 2) from the rear of the property. The Planning Commission reviewed comments from Township Engineer John Theisen in a letter dated July 2, 2008 as well as comments from the Montgomery County Planning Commission a letter dated August 6, 2008. Mr. Kramer noted there was a zoning issue raised as to whether or not the separately existing parcel constitutes an existing lot and would require a conditional use. Michelle Reddick advised the Township Solicitor concurs that the existing parcel does not constitute an existing lot, and therefore, a conditional use would not be required. Mr. Kramer presented an alternative to concrete monuments for the Planning Commission to review. Mr. Theisen and Mr. Miller agreed to walk the property and review the proposed alternative for concrete monuments. Mr. Nice suggested that nails be placed in the rocks as opposed to markings. Mr. Narcowich briefly reviewed the comments in his review letter. The only issue of concern was whether or not a special exception would be required to build on an existing lot for which access to a public road is by a relatively narrow access strip of land (Section 350-18 of the zoning ordinance). The Planning Commission agreed to have Michelle consult with the Township Solicitor regarding this matter. In response to a question from **Diana Updegrove, 1404 Farmington Avenue**, Mr. Taylor advised that it has not been decided if there is going to be a restriction on further subdivision of the property. He further noted this would be a discussion and decision for the Board of Commissioners. Mr. Kramer provided information on infiltration chambers he is proposing for the Planning Commission to review. The Planning Commission agreed to review this information prior to the next meeting as an alternative for stormwater management requirements. The applicant's engineer agreed to work with the Township Engineer on addressing outstanding issues concerning the plan and submit revised plans for further review at a future meeting.

ADJOURNMENT – A motion by Ungerman, seconded by Nice, to adjourn the meeting at 7:10 p.m.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary