

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

December 8, 2008

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, December 8, 2008, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller, John Bealer and Donald Nice present. Also present were Township Manager Jack Layne and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 6:03 p.m. There was no one in the audience.

APPROVAL OF MINUTES – A motion by Nice, seconded by Miller, to approve the minutes of November 10, 2008, as written. All aye votes.

#9-08 THOMAS SMOLA SUBDIVISION – Mr. Taylor explained that this property is being subdivided into two lots in order for the Township to purchase part of the property for open space purposes. He further explained that the current property owner, Mr. Thomas Smola, will maintain Lot 1 which contains 8 acres consisting of a residence, barn and several outbuildings. The Planning Commission briefly reviewed comments from the Township Engineer in a letter dated December 3, 2008 and noted which items would be waived and that a non-building waiver from the Department of Environmental Protection would be not required. The Planning Commission also briefly reviewed comments from the Montgomery County Planning Commission in a letter dated December 8, 2008 and noted which items would be waived. The Planning Commission agreed to have the riparian buffer designated on the plan as well as have the Township Code Enforcement Officer, Errol Kring, inspect the lands adjacent to the riparian corridor conservation overly district. A motion by Miller, seconded by Nice, to recommend to the Board of Commissioners approval of the waiver requests outlined in the letter dated December 8, 2008 from Aston Surveyors/Engineers, Inc. (copy attached hereto and made an official part of the minutes) with additional waivers as follows: a waiver from Section 310-7.A(2) regarding the requirement for topography to be based upon an on-site survey; a waiver from Section 310-37.E(1) regarding the requirement for a landscaping buffer; and waivers from Section 310-7.C.1.a, Section 310-7.C.1.d, Section 310-7.C.1.e, Section 310-7.C.1.h, Section 310-7.C.2.c, Section 310-7.C.2.e and Section 310-7.C.2.h regarding the requirement to show certain information on the plan. All aye votes. A motion by Miller, seconded by Bealer, to recommend to the Board of Commissioners preliminary and final plan approval of the plans dated November 26, 2008, subject to satisfactory completion of all the outstanding issues outlined in the Township Engineer's letter dated December 3, 2008 and the Montgomery County Planning Commission's letter dated December 8, 2008 with the exception of the waivers. All aye votes.

2009 MEETING SCHEDULE – Michelle provided the Planning Commission with a proposed meeting schedule for 2009, and noted the meetings would still be held on the second Monday of every month with the exception of October. She explained that the second Monday in October is Columbus Day so the proposal is to meet on Tuesday, October 14, 2009 instead. A motion by Miller, seconded by Nice, to approve the 2009 meeting schedule for the second Monday of each month with the exception of the October meeting which would be held on Tuesday, October 14. All aye votes.

ADJOURNMENT – A motion by Miller, seconded by Nice, to adjourn the meeting at 6:23 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary