

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

January 10, 2011

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, January 10, 2011, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller, John Bealer and Donald Nice present. Also present were County Planner Michael Narcowich, Township Manager Jack Layne and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 6:02 p.m. There were 7 people in the audience.

APPROVAL OF MINUTES ó A motion by Miller, seconded by Bealer, to approve the minutes of November 8, 2010, as amended. All aye votes.

ZHB #2-10 LIBERTY TOWERS, LLC ó The applicant has filed for a variance to allow a gravel driveway access as opposed to a paved access to a telecommunications tower facility to be located at 96 Pineford Road. Attorney Crystal Fisher was present to discuss the applicant's request. Ms. Fisher explained that the variance should be granted based upon the following: (1) the access easement will be infrequently utilized (only about once a month for routine maintenance); (2) a gravel driveway access will reduce impervious coverage and allow more infiltration; and (3) a paved driveway access will interfere with the agricultural and rural nature of the property. In response to a question from John Bealer, Engineer Bryan Seidel explained that everything within the fence will be loose gravel. In response to a comment made by Mr. Miller, Mr. Seidel explained that the foundation for the tower will be concrete or steel. In response to a concern expressed by **Diana Updegrove, 1406 Farmington Avenue**, Mr. Seidel clarified that it would be a single driveway access to the tower facility. A motion by Nice, seconded by Miller, to recommend to the Zoning Hearing Board approval of the applicant's request for variance to allow a gravel access driveway with the requirement to pave the last 50 feet at Pineford Road. All aye votes.

PROPOSED SIGN ORDINANCE REVISIONS ó The Planning Commission reviewed proposed amendments to the sign ordinance. Mr. Taylor explained that amendments concerning LED signs were already drafted by the Planning Commission and what is being reviewed now are additional sign ordinance regulations. He further explained that Chapter 283 is mostly what already exists in our current ordinance with some new sections. After a lengthy discussion, the Planning Commission agreed that the following questions still need to be addressed concerning the proposed regulations: (1) whether additional types of signs need to be added to Chapter 283; (2) whether Chapter 283 should only list signs not requiring a permit and the regulations should be included in Article VXi; and (3) what the intent is of saying residential versus commercial. **Diana Updegrove, 1406 Farmington Avenue**, noted that the Township needs to consider what types of businesses are doing work and the different classifications of work. **Mark Thompson, 1393 Farmington Avenue**, suggested that it should be the responsibility of the homeowner to remove contractor signs. In response to a question from **Diana Updegrove, 1406 Farmington Avenue**, Mr. Taylor advised that the intent is not to regulate residential versus commercial. The Planning Commission agreed to have Michelle forward the additional changes to the proposed regulations to the Township Solicitor and have Township Staff and the Township Solicitor resolve the remaining questions/issues concerning the proposed regulations.

Mark Thomspn, of Thompson’s Automotive Recycling, 1393 Farmington Avenue, explained that he recently expanded his junk yard, and noted that the intent was to have used automobile sales. He further explained that in order to obtain a license from the Township, he needs a letter from the Township stating that the property is zoning for used car sales. Mr. Layne advised that Mr. Thompson has been talking with both staff and the Township’s Code Enforcement Officer concerning this matter. Mr. Taylor suggested that Mr. Thompson continue to work with Township Staff to resolve this matter, and if necessary, have staff contact the Township Solicitor.

ADJOURNMENT ó A motion by Nice, seconded by Bealer, to adjourn the meeting at 8:45 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary