

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

**February 13, 2012**

The regular meeting of the Upper Pottsgrove Township Planning Commission was held on Monday, January 13, 2012 at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Ungerman, Herbert Miller and John Bealer being present. Commission member William Hewitt was absent. Also present was Township Manager Jack Layne. The meeting was called to order by Chairman Taylor at 7:00 p.m. There were 7 people in the audience.

**APPROVAL OF MINUTES**- A motion by Mr. Ungerman, seconded by Mr. Bealer, to approve the September 12, 2011 meeting minutes submitted. All aye votes.

**OLD BUSINESS**

There was no Old Business.

**NEW BUSINESS**

**A. ZHB #1-12 Frederick J. & Leslie A. Sylvester**

Mr. and Mrs. Sylvester discussed their request to expand their home located at 95 Mapleleaf Lane by extending the right side of the present house by 13 feet towards the right property line. The 13 foot by 22 foot addition to the present living room and dining room and upper-level and the new bedroom will end at approximately 12 feet from the right property line. Mr. Sylvester stated that the proposed expansion will increase the size of their existing home from 1,800 square feet to between 2,300 and 2,400 square feet. Mr. Ungerman stated that it was not the support side of the home that would be knocked out. Mr. Miller stated that he had marked off the proposed expansion area on Sunday, February 12<sup>th</sup>. Mr. Miller added that he had spoken with Andrew Kulp, who resides at 99 Mapleleaf Lane, and that he did not object to the proposed expansion by Mr. and Mrs. Sylvester. It was noted that even with the proposed expansion the Sylvester home would be at least 40 feet away from the adjacent home. Mr. Sylvester stated that their home was connected to public sewer. Mr. Miller made a motion to recommend to the Zoning Hearing Board approval of the variance to allow the proposed expansion by Mr. and Mrs. Sylvester with the understanding that the Sylvesters would soften the proposed expansion effort by planting bushes between the two adjacent properties. Mr. Ungerman seconded the motion. The motion was approved.

**IV. BUSINESS FROM THE FLOOR**

Mr. Seidel, who was representing the Liberty Tower project at 96 Pine Ford Road, stated that he was working with the property owner to move this project forward and to answer any questions regarding this proposed endeavor. Chairman Taylor stated that the owner of the 96 Pine Ford Road had attended the recent Planning

Group meeting at the Township and had provided a different plot plan than what Liberty Towers had previously provided to and had been reviewed by the Planning Commission. Mr. Miller inquired as to whether the proposed cell tower had signed on any carriers. Mr. Seidel stated that Liberty Towers had not signed on any carriers but would notify the Township if and when they do so. Chairman Taylor suggested that Mr. Seidel continue to work with the property owner to insure that she is satisfied.

There was no other Business from the Floor.

**V. ADJOURNMENT**

Mr. Miller moved, and Mr. Bealer seconded, that the meeting be adjourned at 7:21 P.M. All aye votes.

Respectfully submitted,

Michelle L. Reddick  
Recording Secretary