

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

March 11, 2013

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, March 11, 2013, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Ungerman, Herb Miller, John Bealer and William Hewitt present. Also present were Township Engineer Pete Eisenbrown, County Planner Michael Narcowich, Township Manager Jack Layne and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 7:04 p.m. There were 8 people in the audience.

APPROVAL OF MINUTES – A motion by Bealer, seconded by Miller, to approve the minutes of January 14, 2013 as written. All aye votes.

WAIVER REQUEST FOR FUJIYAMA RESTAURANT ADDITION – Mr. Taylor advised that Mr. Kim is requesting a waiver from land development for some renovations to his restaurant. Township Engineer Pete Eisenbrown explained that Mr. Kim is proposing a second floor addition with a deck, and such a proposal typically would require land development. However, the biggest issues to take a look at are storm water and parking, and in this case, there will be no additional parking or storm water required. Therefore, it is his recommendation to waive the land development process with the condition that LTL Consultants conduct a review of the plan in more detail. Mr. Eisenbrown noted that Mr. Kim has submitted a Professional Services Agreement and fees to cover the costs of such a review. In response to a question from Mr. Miller, Mr. Eisenbrown advised that a fully detailed building plan has been submitted, but that would not come before the Planning Commission. In response to a concern expressed by Mr. Miller, Mr. Eisenbrown explained that there will be no additional parking or impervious coverage and no change intended for storm water. A motion by Miller, seconded by Ungerman, to recommend to the Board of Commissioners waiver of land development with the condition that LTL Consultants review the plan in more detail. All aye votes.

#1-13 CODDINGTON VIEW – PHASES 2 & 3 – Jason Duckworth and Brandon Gollotti of Arcadia along with Dane Moyer and Scott Exley from Bursich Associates were present to discuss the amended plans for Coddington View Phases 2 and 3. Mr. Duckworth noted it is their goal to complete the development quickly and successfully. He advised that there is no change in density; only a change in lot lines. He explained there are 72 lots remaining to be built, and the change in lot size will go from 24 feet to 20 to 22 feet wide in order to suit today's marketplace. He advised that Brandon has already met with Fire Chief Jeff Levengood regarding the fire suppression systems. He noted they intend to comply with all the comments in the Township Engineer's review letter March 7, 2013, but wanted to review a few items. The first comment has to do with storm water as it relates to impervious coverage and providing evidence that there is less impervious coverage. Dane Moyer explained that there will be 21 units less in building coverage with all remaining lots being built at maximum building coverage which will probably not be the case. Mr. Eisenbrown recommended the engineer provide an analysis to demonstrate that there will be less building coverage. The next comment has to deal with utility grading/easements as it relates to undeveloped lots when they adjoin a lot that is already developed and individually owned. Mr. Duckworth explained that they do not intend to enter existing properties and change the grading but rather do grading on property they own. Mr. Eisenbrown suggested adding a note on the plan with this information. Mr. Miller asked for a clarification on the comment concerning existing utility service stubs for sanitary sewer and water. Mr. Duckworth explained that they proposed to use the existing utilities and propose easements on individual lots where they need sewer from another lot. Mr. Duckworth expressed concern regarding the comment relating to proposed grading being revised so that runoff is directed towards existing inlets. Mr. Eisenbrown advised that he will work with the applicant's

#1-13 CODDINGTON VIEW – PHASES 2 & 3 (cont'd.) - engineer concerning this matter, but noted that longer swales may be needed to address this concern. Mr. Duckworth referenced the comments concerning rain leaders, and advised that they prefer not to do rain leaders since there is a lot of utilities in a relatively small area. Mr. Eisenbrown advised he agreed with Mr. Duckworth that there is a lot of complexities to the rain leaders which is compounded by the diagonal crossings for the utilities. He suggested that the middle units go out to the street and the end units have strategically located roof drains that come out to the sides. Mr. Duckworth referenced comment 2 under water and noted that they are seeking written evidence from the Borough of Pottstown Water Authority to ensure that the existing water service that has been installed can be “split” into the proposed domestic and proposed fire flow services. Mr. Duckworth referenced general comment 5 concerning street lighting, and advised that they agree that the homeowners association will be responsible for the cost for electric consumption for operation of the street lighting. Mr. Eisenbrown advised that this information should be clearly noted on the plan. Mr. Duckworth referenced the comment concerning the “off- street” parking courts, and noted that they agree the homeowners association would maintain these parking areas. In response to a concern expressed by Mr. Bealer, Mr. Duckworth advised that there is already a temporary cul-de-sac at the end of Sageview Drive. In response to a concern expressed by Mr. Ungerman, Dane Moyer explained that the individual property lines are parallel. In response to a concern expressed by Mr. Miller, it was agreed that there is further research needed concerning the emergency access to the school. It was also noted that the Township should contact the School District concerning this proposed emergency access. In response to a question from Mr. Miller, Mr. Duckworth explained that they will be glad to work with the Township to provide fill from the project to build a field, but that the details would need to be worked out. Mr. Duckworth referenced the County’s review letter and noted that they would like to work something out to plant additional trees and they will provide the revised zoning table on the plans. In response to a question from Mr. Miller concerning best management practices for the storm water basins, Mr. Duckworth advised that the NPDES permit was renewed by the bank during their period of ownership. He explained that there are infiltration requirements that did not exist at the time the original permit was issued so there are enhancements to all basins to create additional recharge. Mr. Eisenbrown noted that all four storm water basins exist, but noted there are new standards required as part of the renewal of the NPDES permit. In response to a question from Mr. Ungerman, Mr. Duckworth advised that if they receive approval from the Board of Commissioners in March, they would start in April. **Diana Updegrove, 1404 Farmington Avenue**, expressed concern regarding how long it will take to complete the project and how it will affect the neighbors. Mr. Duckworth advised that the heavy moving of dirt will take approximately 12 months but it take approximately 2 ½ years to build the remaining homes. There being no further questions or discussion, a motion by Miller, seconded by Hewitt, to recommend to the Board of Commissioners final plan approval subject to satisfactory completion of all items in the Township Engineer’s letter dated March 7, 2013 and the Montgomery County Planning Commission letter dated March 11, 2013. All aye votes.

ADJOURNMENT – A motion by Ungerman, seconded by Hewitt, to adjourn the meeting at 8:00 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary