

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

**August 13, 2012**

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, August 13, 2012, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller, John Bealer, John Ungerman and William Hewitt present. Also present were Township Engineer Pete Eisenbrown, Township Manager Jack Layne and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 7:03 p.m. There were 5 people in the audience.

**APPROVAL OF MINUTES** – A motion by Ungerman, seconded by Hewitt, to approve the minutes of July 9, 2012, as written. All aye votes.

**#1-12 LIBERTY TOWERS CONDITIONAL USE** – Attorney Richard Lemanowicz was present to discuss the proposed application. He explained that Liberty Towers previously received conditional use approval to construct a wireless telecommunications tower at the Makarevitz property located at 96 Pineford Road. However, the applicant had to change the location of the access easement and therefore must reapply for conditional use approval. He explained that there is no change in the lot size, location of setbacks or proposed setbacks. Mr. Taylor expressed concern that during the initial approval process there was confusion of lot dimensions and boundary lines and questioned whether these issues have been resolved. Brian Seidel, land use planner for the applicant, clarified the property boundaries on the plan. Township Engineer Pete Eisenbrown noted that there is not only a change in the location of the access easement but there is also a boundary change as well. Mr. Seidel explained that the previous plan showed the area where the tower was proposed as part of 126 Pineford Road when in fact that area is part of 96 Pineford Road. Pete Eisenbrown advised that a boundary survey needs to be completed to identify the correct boundaries. Mr. Eisenbrown also suggested the applicant provide information that if the property is subdivided as proposed the applicant could build on the newly created lot even though this lot will also contain the proposed cell tower. In response to a question from Mr. Miller, Mr. Lemanowicz advised that Verizon is interested in the first quarter of 2013. In response to a concern expressed by Mr. Miller, Mr. Seidel advised that the proposed fencing and location of trees to be provided has not changed. Mr. Seidel advised that the boundary survey is being updated as part of the proposed subdivision. He also indicated that there could be a shared driveway if the vacant lot under the proposed Makarevitz Subdivision were ever developed. In response to a concern expressed by Pete Eisenbrown, Mr. Seidel advised that he has provided drawings to indicate there is sufficient sight distance. He further advised that the applicant is proposing to pave the first fifty (50) feet of the driveway access. In response to a question from Mr. Eisenbrown, Mr. Seidel advised that the proposed utilities would be underground and are proposed to run along the access drive. A motion by Ungerman, seconded by Miller, to recommend to the Board of Commissioners approval of the conditional use with the conditions that the applicant go through the land development process and provide a boundary survey. All aye votes.

**BUSINESS FROM THE FLOOR** – Brandon Gollotti from Arcadia, a residential land development company in business since 1997, was present to advise the Planning Commission

**BUSINESS FROM THE FLOOR** (cont'd.) - that they are interested in purchasing the remaining lots in the Coddington View Development. He advised that Arcadia will purchase the remaining lots along with the Phase III improvements and Ryan Homes will build the remaining townhouses. Mr. Gollotti advised that they will be submitting plans in the near future for a lot line change from 24 foot wide lots to 22 foot wide lots. In response to a question from Mr. Miller, Mr. Gollotti advised that Ryan Homes will be the builder for the remaining townhouses and will replicate as much as possible.

**ADJOURNMENT** – A motion by Hewitt, seconded by Miller, to adjourn the meeting at 7:45 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick  
Recording Secretary