

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

January 13, 2014

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, January 13, 2014, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller, John Bealer and William Hewitt present. Also present were Township Engineer Pete Eisenbrown, County Planner Mike Narcowich and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 7:02 p.m. There were 4 people in the audience.

APPROVAL OF MINUTES – A motion by Bealer, seconded by Miller, to approve the minutes of December 9, 2013 as written. All aye votes.

#4-13 SPROGEL'S RUN DEVELOPMENT – The Planning Commission reviewed subdivision plans for the proposed 58-lot subdivision located along the northern side of West Moyer Road, east of Route 100, within the R-80 zoning district. The current property was the location where a prior project, known as "Sweetwater" was located. That project actually spanned both sides of West Moyer Road with the overall farm. However, since that time, the Township has acquired the property south of West Moyer Road (less the two acre parcel that encompasses the original farmhouse that is being renovated), and the developer retained the lands on the north side of West Moyer Road. The developer is proposing to develop 58 lots which is the same number of lots that was proposed on the original Sweetwater project. Township Engineer Pete Eisenbrown noted that there is a settlement agreement that governs and outlines various aspects of the project, including the number of lots, lot sizing, setbacks and timeframe for review of the plan, etc., even though this project is located within the R-80 zoning district. He explained the key map is drawn at a scale of one inch equals 2,000 feet which does not meet the requirements of one inch equals 800 feet, but suggested the developer request a waiver. He suggested that the Township still require the developer to reserve the right-of-way along West Moyer Road to permit realignment of the road even though lots 15 and 16 would be impacted by the reservation. In response to a recommendation from Mr. Eisenbrown, Mr. Mingey agreed to restrict parking to only one side (outside) of the main roadway. It should be noted that even though the roads are intended to be offered to the Township for dedication, Roads A and C are too short to qualify for liquid fuels. Mr. Mingey expressed concern as to how you work out the right-of-way with off-street parking courts. Mr. Eisenbrown explained that the stalls would have to be outside of the right-of-way. Mr. Eisenbrown noted that sidewalks would be required along all roads but suggested a waiver if the developer agrees to construct a trail from the proposed development along West Moyer Road heading towards Gilbertsville Road. Mr. Mingey questioned the location of the trail along West Moyer Road as Superior Water will be installing a water main down West Moyer Road from Gilbertsville Road which will probably be on one side of the street. Mr. Taylor noted that it will be difficult to construct a trail on either side as one side has houses and driveways and the other side has topography issues. However, the Township is requesting Mr. Mingey build a trail to connect the proposed development with our open space. Even though the storm water information for this project has not been submitted and reviewed, Mr. Eisenbrown noted that information will need to be provided to better understand the storm water relationship this project has with Cross Road and the adjoining development, especially since the adjoining development has been cited for current earth disturbance violations, and runoff from this project appears to flow into that project. Mr. Eisenbrown further noted that the Fire Chief will need to review the location of the fire hydrants once that information is submitted. In regard to the issues concerning sanitary sewer, it was suggested that Mr. Mingey along with the engineer take a look at the topography and then revisit the issues raised concerning sewer. In regard to the notes concerning landscaping, Mr. Mingey

#4-13 SPROGEL'S RUN DEVELOPMENT (cont'd.) - indicated that he will reevaluate this matter as he did pay close attention to the information on landscaping. Mr. Eisenbrown noted that the plan should reflect off-site trails the developer has agreed to construct along with the connection of the proposed development to that trail, as well as the type of trail crossing demarcation that will be provided on West Moyer Road such as painted crosswalk, advance warning signage to motorists, etc. He also noted that if the plan is being done in Phases and the development is unable to post financial security for both phases, then Phase II should be crossed out on the plan and appropriate notation added to the plan in addition to a note that Cross Road will be an improved gravel road until such time as Phase II is completed. Mr. Eisenbrown further noted it should be determined what additional right-of-way, if any, the Township would envision required along Cross Road, and the developer should determine if street light will be proposed so a note can be added to the plan that such street lighting would be the responsibility of the Home Owner's Association. In response to a question from Mr. Miller, Mr. Mingey indicated there would be a homeowners association which would be responsible for open space, storm water detention basins and if installed, street lighting. In response to a suggestion by Mr. Miller, Mr. Mingey agreed to consider more off-street parking areas but indicated he would try to keep it away from the ingress and egress. Mr. Miller suggested that we do not need street lighting. However, Mr. Hewitt suggested that we at least consider street lighting for the off-street parking areas. Mr. Narcowich recommended street lamps at intersections with the balance of street lamps at appropriate places. Mr. Mingey agreed to meet with Med-Ed to discuss programs that may be available in order to come up with a plan for street lamps and or street lighting. Mr. Narcowich recommended buffers for the double-frontage lots, and that they are planted along the rear of the homes abutting Moyer Road or Cross Road. He also recommended street trees along Moyer and Cross Roads along with the designation of the species of such trees. He noted that steep slopes shall be securely stabilized, and suggested the developer include naturalized planting in the basin and a buffer around the perimeter of the basin including street trees and understory plantings. Mr. Narcowich strongly suggested the developer take a close look at the swale that is discharging onto the abutting property, as posed off Lot 44, which could lead to erosion and flooding. Mr. Mingey indicated that he need to evaluate and gather costs to see if a landscaping plan within the development and trails and crosswalks outside the development are feasible before making a commitment. He further noted that he would need to evaluate additional parking, landscaping and lighting, review and work out technical issues, provide storm water information to the Township Engineer for review and conduct a field survey for the sewer before submitting revised plans for review. He suggested that the Township through Mr. Miller provide him with the species of trees that he could provide to his landscaper to come up with a landscaping plan for review.

ADJOURNMENT – A motion by Hewitt, seconded by Bealer, to adjourn the meeting at 8:13 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary