

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

May 15, 2014

The regular meeting of the Upper Pottsgrove Planning Commission was held on Thursday, May 15, 2014, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Ungerman and William Hewitt present. Also present were Township Engineer Pete Eisenbrown and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 7:00 p.m. There were 2 people in the audience.

APPROVAL OF MINUTES – A motion by Hewitt, seconded by Ungerman, to approve the minutes of January 13, 2014 as written. All aye votes.

#4-13 SPROGEL'S RUN DEVELOPMENT revised plan review – The Planning Commission reviewed revised plans dated May 2, 2014 along with the Township Engineer's review letter dated May 14, 2014. There was discussion regarding the introduction of a radius on the proposed cul de sac which would improve the lot grading on Lots 17 and 18 and allow the proposed dwellings to be shifted farther away from Cross Road and provide some level rear yard area. Mr. Mingey agreed to provide the radius for the proposed cul de sac. There was also discussion regarding the proposed off-street parking spaces, at the cul de sac area, becoming very complex, to the point that a retaining wall and guide rail are needed. Therefore, it was suggested by the Township Engineer that the parking stalls be eliminated at this location and be integrated into the other proposed off-street parking courts. Mr. Mingey agreed to this recommendation. Another item discussed was the requirement for street trees. According to the Township Engineer's calculations, there are only 150 street trees being provided, but the Ordinance will require 195 street trees. In response to a question from Mr. Hewitt, Mr. Eisenbrown advised that the trees around the basins do not count towards the required street trees. Mr. Mingey advised that he would like to complete the calculations and see what he comes up with. The Planning Commission agreed that if additional street trees are required, they could be planted on the open space across the street (Prout Farm Park). Mr. Eisenbrown advised that this would require a partial waiver as the Ordinance requires the street trees to be located on the property. Mr. Mingey agreed to add this partial waiver to the list of waiver requests. Another item discussed was trails. Mr. Eisenbrown advised that the original concept was a trail to follow the alignment of the sanitary sewer. However, at a recent staff meeting, it was discussed that the trail would not follow the alignment of the sanitary sewer. Mr. Eisenbrown suggested placing a note on the plan that the trail will be removed from along the sewer line, and the location of the trail will be determined and agreed upon by the Township and the developer. In regard to the off-site trail along West Moyer Road, from the project heading eastward towards Gilbertsville Road, it was suggested that a note be added to the plan that the location of this trail will be deferred until Phase II. The Planning Commission, along with Mr. Mingey, agreed this was an appropriate suggestion. There was discussion concerning phasing and it was suggested that the off-street parking courts between Lots 23-30 should be included in the Phase I project limits. In addition, it was suggested that the right of way reservation for a temporary cul de sac, in the vicinity of Lot 41, should be provided on the plans and incorporated in the Phase I limits, as this will ensure the roadway stub can qualify for State liquid fuels funding. Mr. Mingey agreed to these suggested changes. The final issue discussed was the waiver requests as outlined in the Township Engineer's review letter. The Planning Commission agreed that all the waiver

#4-13 Sprogel’s Run Development – revised plan review (cont’d.) - requests were appropriate with the exception of the waiver to use smooth-walled HDPE pipe as opposed to the required rubber-gasket joint reinforced concrete pipe for all storm sewers, and the addition of the partial waiver concerning the location of the additional street trees, if required. A motion by Hewitt, seconded by Ungerman, to recommend to the Board of Commissioners approval of the following waivers: (1) a waiver from Section 310-7.B.2 for the requirement to provide a key map drawn at a scale of 1 inch equals 800; (2) a waiver from Section 310-22.C for the requirement to avoid double frontage lots; (3) a waiver from Section 310-23.B for the requirement to not have lots that are excessively deep in relation to width; (4) a waiver from Section 310-19.F.(6) for the requirement to have the grade within 50 feet of any side of an intersection not exceed four (4) percent; (5) a waiver from Section 310-19.F.(6) from the requirement for all approaches to an intersection follow a straight horizontal course for 100 feet; (6) a waiver from Section 310-21.A.(1) for the requirement to provide sidewalks along both sides of all proposed roads; (7) a waiver from Section 301.15.A(1) for the requirement that all stormwater detention basin facilities be located at least 50 feet from proposed structures; (8) a waiver from Section 301.15.A(2) from the requirement for all stormwater detention facilities to be located at least 50 feet from right-of-way lines; (9) a waiver from Section 301.15.B from the requirement that no flow shall enter the outlet structure through the primary spillway up to and including the 100 year storm; (10) a waiver from Section 310-26E(2)(a) from the requirement that the maximum side slope of a dry basin is 25 percent; (11) a waiver from Section 310-26E(2)(f) from the requirement that the basin outlet structures are to be architecturally treated concrete stucco, painted or stone; (12) a waiver from Section 310-26E(2)(h) from the requirement that the minimum freeboard at the emergency spillway should be two feet; (13) a waiver from Section 410.H.1 from the requirement that the maximum depth of water in a detention facility is six feet; and (14) a partial waiver from Section 310-73.D.3.e from the requirement that street trees must be planted on the site of the proposed subdivision which will allow for the additional street trees to be planted on the open space property across the street (Prout Farm Park) subject to the applicant submitting the waiver requests in writing. All aye votes. A motion by Ungerman, seconded by Hewitt to recommend to the Board of Commissioners final plan approval subject to satisfactory completion of all the outstanding items in the Township Engineer’s review letter dated May 14, 2014. All aye votes.

ADJOURNMENT – A motion by Hewitt, seconded by Ungerman, to adjourn the meeting at 7:50 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary