

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

November 10, 2014

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, November 10, 2014, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer and William Hewitt present. Also present were Township Manager Carol R. Lewis, 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 – Motion by W. Hewitt, seconded by E. Taylor and unanimously carried to approve the minutes of October 14, 2014 as presented. J. Bealer abstained as he was not present at that meeting.

#1-14 MELVILLE ESTATES (BOERNER TRACT) – **Minor Subdivision Plan Review** – Engineer Rick Mast of Richard C. Mast Associates was in attendance representing the applicant, participate in the discussion and answer any questions. Members reviewed minor subdivision plans dated November 7, 2014. The plan as submitted intends to establish Lot 1, which contains a recently constructed single-family dwelling. The lot layout show for Lot 1 generally conforms in size and configuration to that shown on the original 33-lot subdivision plan for same. The original Boerner Tract subdivision plan included 33 lots that was approved many years ago, but has been idle given the economy. Though approved, the plan was never recorded, as the final conditions of approval including and not limited to execution of a developer’s agreement and posting of financial security was never provided. Members reviewed comments from the Township Engineer in a letter dated November 7, 2014 and comments from the Montgomery County Planning Commission in a letter dated November 10, 2014. There was also discussion concerning waivers. R. Mast agreed that they can comply with all the comments in both review letters with the exception of the waivers. Motion by W. Hewitt, seconded by J. Bealer and unanimously carried to recommend to the Board of Commissioners preliminary/final plan approval subject to satisfactory completion of all the outstanding items in the Township Engineer’s letter dated November 7, 2014 and the Montgomery County Planning Commission’s letter dated November 10, 2014 with the exception of the waivers.

ADJOURNMENT – Motion by J. Bealer, seconded by W. Hewitt and unanimously carried to adjourn the meeting at 7:10 p.m.

Respectfully submitted,

Michelle L. Reddick
Planning & Zoning Administrator