

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

**JANUARY 12, 2015**

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, January 12, 2015, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer, John Ungerman and William Hewitt present. Also present were Township Manager Carol R. Lewis and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 7:00 p.m.

**APPROVAL OF MINUTES** – Motion by J. Bealer, seconded by W. Hewitt and unanimously carried to approve the minutes of November 10, 2014 as presented.

**POTTSTOWN METROPOLITAN REGIONAL COMPREHENSIVE PLAN UPDATE** –

The Pottstown Regional Planning Committee has completed a draft update to the Plan as adopted in 2005 and amended in 2010. This Plan is the culmination of a multi-municipal planning effort between the Borough of Pottstown, and the Townships of Douglass, Lower Pottsgrove, New Hanover, Upper Pottsgrove and West Pottsgrove in Montgomery County and the townships of East Coventry and North Coventry in Chester County. The intent of this Plan is to ensure smarter growth, and better management of future development, while retaining the unique historical, cultural, and natural amenities of the Region. The following is a summary of the changes to the plan: (1) the census data was updated regarding population, income, households, housing units, owner versus rental occupied units and occupied units; (2) general goals, economic development goals, a housing goal, park and recreation goals, an open space goal, an agricultural goal and transportation goals were added; (3) the farmland preservation statistics were updated; (4) the existing land use map and tables were updated; (5) the future land use map and policies were updated using a different approach by simplifying the categories and reducing them from seven to five, eliminating the permitted dwelling units per acre and incorporating a set of design guidelines for each of the eleven (11) use categories; (6) a section summarizing primary economic assets in the region was added, and the recommendations in the new economic development plan were updated; (7) the Fair Share Analysis was updated; (8) the traffic count data, road ownership and functional classification maps, transportation improvement project list and map, the Montgomery and Chester County recommended projects for future TIP projects, and the map of the regional trail network were updated; (9) the municipal open space inventories and maps were updated, a new municipal level goals section for open space and recreation was incorporated and language was added to ensure that the Regional Plan will not supersede any municipal-level goals/criteria for the purchase of new open space; and (10) the existing public water service areas, the existing sewer service areas, the inventory of areas currently experiencing on-lot sewage problems and the inventory of public and private educational institutions were updated. C. Lewis provided a memo to members with recommendations she had after reviewing the Plan and proposed updates to the Plan. W. Hewitt asked for an explanation of Fair Share Analysis means. E. Taylor advised that, by law, communities are required to have a certain number of low-income housing types. He further explained that being a part of the Region, the burden is not only on one municipality. J. Ungerman noted that New Hanover Township has the biggest portion of low income housing. In response to a question from W. Hewitt, E. Taylor advised that there is no limit on open space. W. Hewitt pointed out that the statistics for population seem odd and questioned where the information comes from. He noted that the Regional population grew 14.19 percent from 2000 to 2010; however, it is only estimated to 22 percent between 2010 and 2040. C. Lewis advised that these statistics are based on updated census data and housing data. J. Ungerman pointed out that there are 1,917 vacant units in the Region which seems like a lot. E. Taylor noted that this was good information to

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**(cont'd.)** - know. In response to a question from J. Ungerman, E. Taylor advised that the plan does address the proposed trail system in Upper Pottsgrove on pages 160-161. W. Hewitt recommended adding the data from the presentation given by the S.A.V.E. Alliance Foundation to the plan. Motion by W. Hewitt, seconded by J. Ungerman and unanimously carried to recommend adding the Althouse Arboretum to the economic assets and updating the open space information for Upper Pottsgrove.

C. Lewis advised that Township Engineer Pete Eisenbrown will provide storm water and grading information two weeks prior to the next meeting so that members have a chance to review the information in advance of the meeting.

E. Taylor advised that the Spregel's Run trail along the Althouse Arboretum property is completed and being utilized.

C. Lewis advised that Ken Hamilton from the S.A.V.E. Alliance Foundation is giving back to the Township by organizing volunteers to clean up the trail.

**ADJOURNMENT** – Motion by J. Ungerman, seconded by J. Bealer and unanimously carried to adjourn the meeting at 7:20 p.m.

Respectfully submitted,

Michelle L. Reddick  
Planning & Zoning Administrator