

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

July 13, 2015

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, July 13, 2015, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herbert C. Miller Jr., John Ungerman, John Bealer and William Hewitt present. Also present were Township Engineer Pete Eisenbrown, Township Manager Carol R. Lewis, Recording Secretary Michelle Reddick and Montgomery County Planner Donna Fabry. The meeting was called to order by Chairman Taylor at 7:00 p.m.

APPROVAL OF MINUTES – Motion by J. Ungerman, seconded by W. Hewitt and unanimously carried to approve the minutes of the April 13, 2015 meeting as presented.

NEW BUSINESS -

#2-15 KUMMERER TRACT – MINOR SUBDIVISION – Engineer Nick Feola of Bursich Associates and Mr. Robert Kummerer were present to discuss the proposed minor subdivision. The Board reviewed the plan to subdivide the 59.78 acre (gross) property located at the intersection of Kummerer Road and Pineford Road into two (2) lots. The Board also reviewed comments from the Township Engineer and the Montgomery County Planning Commission as well as waiver requests. There was further discussion on the request to waive the requirements for concrete monuments. In response to a question from W. Hewitt, P. Eisenbrown advised that concrete monuments could be required in the future on Lot 2 if it is ever developed. County Planner D. Fabry briefly reviewed her comments. In response to a question from D. Fabry, N. Feola advised that Lot 2 will remain as is, and there are no plans at this time to use it as agricultural. D. Fabry recommended that information be added to the plan for the permanent sanitary sewer easement and any restrictions that would be required for the easement. C. Lewis agreed to research the easement regarding any restrictions. N. Feola noted that further discussion with the Board of Commissioners would be needed concerning the requirement to provide a future right-of-way for the realignment of the intersection of Pineford Road and Chestnut Grove Road. E. Taylor noted that this is a planning issue, and therefore, the Planning Commission would make a recommendation to the Board of Commissioners on this matter. E. Taylor also suggested the Planning Commission further discuss the waiver from the requirement to provide a fee in lieu of dedication of open space. The Planning Commission briefly discussed this matter, and agreed that they would not recommend approval of this waiver. However, it was suggested waiving this requirement in exchange for obtaining a future right-of-way for the realignment of Pineford and Chestnut Grove Roads. J. Bealer suggested not entirely waiving the requirement for concrete monuments but rather requiring concrete monuments on the outside corners of Lot 1 and pins along all other corners of Lot 1. **Diana Updegrave, 1404 Farmington Avenue,** expressed concern that concrete monuments are not being required as pins disappear over time and can cause a dispute over property lines in the future. E. Taylor advised that some concrete monuments are being proposed on the outside corners of Lot 1. A motion by W. Hewitt, seconded by H. Miller and unanimously carried to recommend to the Board of Commissioners approval of the following waivers: (1) a waiver from Section 310-7.A(5) to allow the plan sheet to be larger than 24" x 36"; (2) a waiver from Section 310-21.A(1) for the requirement to provide sidewalks along all roads; (3) a waiver from Section 310-21.B(1) for the requirement to provide concrete curbs along all roads; and (4) a waiver from Section 310-37.D to provide street trees. A motion by W. Hewitt, seconded by H. Miller, to recommend to the Board of Commissioners a partial waiver from 310-25.A to provide concrete monuments at right-of-way lines and only

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require concrete monuments on the outside corners of Lot 1 and pins along all other corners of Lot 1. A motion by J. Ungerman, seconded by W. Hewitt and unanimously carried to recommend to the Board of Commissioners a waiver of Section 310-38.D/E to provide dedication of land or a fee in lieu of dedication of land in exchange for obtaining a future right-of-way for the realignment of the intersection of Pineford and Chestnut Grove Roads. A motion by J. Ungerman, seconded by H. Miller and unanimously carried to recommend to the Board of Commissioners preliminary/final plan approval subject to satisfactory completion of all the items in the Township Engineer's letter dated June 25, 2015 with the exception of the waivers and satisfactory completion of the items in the Montgomery County Planning Commission's review letter dated July 13, 2015. A motion by J. Bealer, seconded by H. Miller and unanimously carried to approve and authorize execution of the planning waiver and non-building declaration.

John Bealer advised that West Pottsgrove Township has entered into talks for development of the Gambone property. C. Lewis advised that there has not been anything formal submitted yet, but West Pottsgrove Township has agreed to coordinate the project with us.

ADJOURNMENT – Motion by W. Hewitt, seconded by J. Ungerman and unanimously carried to adjourn the meeting at 8:05 p.m.

Respectfully submitted,

Michelle Reddick
Recording Secretary