

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

**JANUARY 11, 2016**

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, January 11, 2016, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer, John Ungerman, William Hewitt and Greg Churach present. Also present were Township Manager Carol R. Lewis, Recording Secretary Michelle Reddick and County Planner Donna Fabry. The meeting was called to order by Chairman Taylor at 7:00 p.m.

**REORGANIZATION** – A motion by J. Ungerman, seconded by W. Hewitt and unanimously carried to nominate E. Taylor as Chairman. A motion by J. Bealer, seconded by W. Hewitt and unanimously carried to nominate J. Ungerman as Vice Chairman. A motion by J. Ungerman, seconded by W. Hewitt and unanimously carried to nominate J. Bealer as Secretary.

**APPROVAL OF MINUTES** – Motion by W. Hewitt, seconded by J. Bealer to approve the minutes of November 9, 2015 as presented. Aye votes: Hewitt, Bealer, Ungerman and Taylor. Abstain: Churach. Motion carried.

**RICHARD MINGEY – W. MOYER ROAD PROPERTY DISCUSSION** – Mr. Mingey was present to provide an informal presentation for development of his property located on the northwest corner of West Moyer Road and Route 100. He indicated that the property is current zoning R-80. Mr. Mingey explained that his proposal includes a 20,000 square foot commercial use with a three-story senior housing building. He noted there would be 60 units in total with 46 units being one-bedroom and 14-units being two-bedroom. The proposal would also be to leave approximately 70 percent of the site as open space. He noted that the Township had previously considered an overlay district for the Kummerer Tract that would allow for senior single family dwellings. In response to questions from J. Bealer, R. Mingey indicated the age range of residents would be 45-70, and the project would include a community center. D. Fabry noted that the proposal to have the parking lot in the rear of the building is a great idea and would be supported by the County. In response to a question from J. Ungerman, R. Mingey advised that the demographics of this area do support this type of development. J. Ungerman pointed out that Sanatoga Ridge and Buchert Ridge communities, both located in Lower Pottsgrove, have many vacant units. In response to a question from D. Fabry, R. Mingey indicated that age-targeted would be preferred over age-restricted. In response to a question from E. Taylor, R. Mingey indicated they would be managed units. In response to questions from G. Church, R. Mingey advised the rents would range from \$800-\$1,000, and pets would not be allowed. E. Taylor expressed concern regarding fire protection with the proposal for a three-story building. R. Mingey advised there would be a fire sprinkler system both inside and outside the building. E. Taylor noted that this proposal would require an overlay district and/or rezoning. R. Mingey advised that he is still considering whether to have one building or two buildings. D. Fabry advised that two buildings would be better for fire protection but could increase impervious coverage. E. Taylor advised that he would like to have more detail on the commercial opportunity. R. Mingey indicated that it would be retail high traffic uses. The Planning Commission agreed that the proposal seemed like a good idea based on the location of the project.

**OFFICIAL MAP** – The Planning Commission briefly reviewed information from D. Fabry and provided feedback on how they wish her to proceed. D. Fabry agreed to continue working on this project and would provide additional information for a future meeting.

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**ADJOURNMENT** – Motion by J. Ungerman, seconded by W. Hewitt and unanimously carried to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

Michelle L. Reddick  
Planning & Zoning Administrator