

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

MARCH 14, 2016

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, March 14, 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.

APPROVAL OF MINUTES – Motion by J. Ungerman, seconded by J. Bealer to approve the minutes of February 8, 2016, as presented.

RICHARD MINGEY – W. MOYER ROAD PROPERTY DISCUSSION – R. Mingey was present to review architectural drawings for his proposed residential/commercial development for his property at the northwest corner of West Moyer Road and Route 100. Mr. Mingey indicated that he has engaged a traffic consultants and a preliminary study should be available prior to the next meeting. He briefly reviewed the architectural drawings and noted that the one-bedroom units would be 768 square feet and the two-bedroom units would be 962 square feet. He advised the architect expressed concern that security is a big concern, and this issue is being addressed. He pointed out that each building would contain 16 storage units available for use by the residents. He also pointed out that each building would contain an elevator for residents living on the second floor, a community room, an emergency access to side entrances and a utility room to be utilized by the maintenance person. In addition, each unit within the building would have fire sprinklers. R. Mingey noted that each unit would be paying its own sewer. W. Hewitt expressed concern that the proposed development would be all age targeted. G. Churach advised that he also thought the project was going to be a mix of age targeted and age restricted and expressed concern that the entire project was going to be age targeted. J. Ungerman reiterated his concern that the driveway for the commercial use is too close to the intersection. R. Mingey advised that the egress is on West Moyer Road, not Route 100, so this should not be an issue. J. Bealer noted that the township now has a new storm water ordinance, and expressed concern as to whether the new requirements could be met. The Planning Commission agreed that the size and type of units are acceptable. However, they are still concerned with the distance from the intersection and the grade of the access drive.

Erin Dickey, 1847 Orlando Road, expressed concern that she continues to be harassed by her neighbor and that the police department doesn't seem to do anything about it. E. Taylor advised that if she has a complaint about the police department, she should file a complaint with the Chief Wheatley, and if that doesn't work, then she can file a complaint with the Township Manager.

E. Taylor advised that we have received plan new development planned next to Upland Square Drive in West Pottsgrove Township. C. Lewis advised that West Pottsgrove will be reviewing these plans at their next meeting.

ADJOURNMENT – Motion by W. Hewitt, seconded by J. Ungerman and unanimously carried to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

Michelle L. Reddick
Planning & Zoning Administrator