

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

JANUARY 9, 2017

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, January 9, 2017, 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. Bealer, seconded by W. Hewitt and unanimously carried to approve the minutes of November 14, 2016, as presented.

ZHB #2-16 – GOFUS MEMORIALS, INC. – Russ Gofus, representative for Gofus Memorials, Inc., was present to discuss his application. He explained they are proposing to utilize the property at 2015 N. Charlotte Street, formerly Almond Pest Control, as a design center for their new business, Gofus Memorials, Inc. He further explained this business is an extension of their funeral home business, Houck & Gofus Funeral Home. He noted that there would not be any manufacturing done on-site. However, they would place monuments out front of the property and they plan to utilize the existing sign. He advised that they do plan to have a storage area behind the building which would be a fenced area. He further advised that there would be approximately 3-4 trucks per month coming to the site and approximately 2-3 cars 2-3 times per week visiting the business. He noted that the building was never constructed to be a residence, rather it was designed to be a commercial building. He also noted that there would need to be considerable changes made in order to make it a residence. He advised that their proposal is a simple design with very low impact. Mr. Taylor advised that even though the building was constructed to be commercial doesn't demand that it stay there if the underlying zoning does not permit the commercial use. In response to a question from J. Bealer, Mr. Gofus advised that there are no plans to expand the existing building. In response to another question from J. Bealer, Mr. Gofus advised that they are proposing to place approximately 3-4 monuments on either side of the existing sign and 3-4 on the grass area. He further explained they plan to improve the aesthetics of the property which will include improvements to the landscaping, but there would be no changes to the macadam area. G. Churach advised that he does not have any objections to the proposal. He noted that it's an eyesore now so any improvements to the property would be good; otherwise, it will sit until the owner has to tear it down and build a residence. Mr. Taylor noted that there will need to be adequate sewer and water to serve the property and the proposed use. Motion by J. Ungerman, seconded by W. Hewitt and unanimously approved to recommend to the Zoning Hearing Board approval of the application as presented. **Diana Updegrove, 1404 Farmington Avenue**, questioned the findings of the zoning officer regarding the proposed commercial use. She also noted that the past business was a service company and the service was done off-site whereas the proposed service would be completed on-site.

SIGN ORDINANCE AMENDMENTS – D. Fabry presented draft sign ordinance amendments which include provisions from our existing ordinance and changes recommended as well as provisions from the County's model sign ordinance. D. Fabry noted the yellow highlighted areas are provisions included from the County model ordinance and the blue highlighted areas are provisions from the township's existing ordinance. The Planning Commission reviewed the amendments with D. Fabry and noted additional changes and/or amendments. E. Taylor suggested including examples of the different types of signs being outlined in the ordinance. D. Fabry agreed to make the changes as discussed and provide an additional draft for review at the next meeting.

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ADJOURNMENT – Motion by W. Hewitt, seconded by J. Ungerman and unanimously carried to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Michelle L. Reddick
Planning & Zoning Administrator