

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

MARCH 13, 2017

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, March 13, 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, Township Engineer Pete Eisenbrown and County Planner Donna Fabry. The meeting was called to order by Chairman Taylor at 7:00 p.m.

APPROVAL OF MINUTES – Motion by W. Hewitt, seconded by G. Churach and unanimously carried to approve the minutes of January 9, 2017, as presented.

#01-16 – 1097 STATE STREET SUBDIVISION – Ted Kochen of 1097 State Street, LP, Kevin McCartney of Bohler Engineering and Attorney John Jaros were present to discuss the proposed subdivision. The plan contains two separate but adjoining parcels. The resulting plan shifts the lot lines between the two existing lots and creates a third parcel which is located solely in West Pottsgrove Township. The properties involved are located along the northern side of Upland Square Drive, located in both Upper Pottsgrove and West Pottsgrove Townships. The property is located in the R-2 Zoning District and Route 100 Overlay District, and the applicant/property owners involved are Citadel Federal Credit Union and 1097 State Street, LP. Mr. Taylor advised that there is an area reserved on the Citadel property where a cul-de-sac is supposed to be constructed. He explained that developers, township representatives and PennDOT met concerning development of this area, and the location of the cul-de-sac has changed. The cul-de-sac will be relocated from the Citadel property to the Gambone property located further north on State Street. Mr. Taylor shared a plan which showed the proposed cul-de-sac area and the road circulation for the proposed land development project in West Pottsgrove Township. Mr. Taylor noted that emergency access will still be available on State Street. Mr. Kochen explained that the proposed plan is taking land from the Citadel property and attaching it to the property where the land development will take place in West Pottsgrove Township. He further explained that since there is no land development proposed as part of this subdivision, they are requesting a number of waivers for this project. In response to a question from W. Hewitt, T. Kochen advised that there are currently no plans for access off Levensgood Road. The Planning Commission reviewed the proposed waiver requests outlined in the letter dated March 13, 2017 from Bohler Engineering. A motion by Ungerman, seconded by Bealer and unanimously carried to recommend to the Board of Commissioners approval of the following waivers: (1) a waiver from Section 310.7A.2 to not provide topography based on an on-site survey prepared by a registered professional engineer or surveyor; (2) a waiver from Section 310.7C.1.D to not provide the location and size of existing and proposed sanitary sewer manholes, storm sewers and inlets located within 100 feet of the boundary being subdivided; (3) a waiver from Section 310.7.C.1.F to not provide structures located within 100 feet of the boundary being subdivided; (4) a waiver from Section 310.7.C.1.G to not provide natural features, including topography and to not provide steep slopes over 15% located within 100 feet of the boundary being subdivided; (5) a waiver from Section 310.7.C.2.A to not provide the location, nature and use of all structure(s) located in the land, including the structures to be demolished, as well as those to be retained and/or preserved; (6) a waiver from Section 310.7.C.2.E to not provide structures and natural features, including topography; (7) a waiver from Section 310.7.C.2.G to not provide building setback lines (front yard lines), side and rear yard lines on all proposed lots with distances from the ultimate right-of-way line; (8) a waiver from Section 310.7.C.2.I to not provide the location of accessory structures and facilities located within 100 feet of the boundary being subdivided; (9) a waiver from Section 310.7.D to not provide the required site elements in Section D; (10) a waiver from Section 310.21A.1 to not

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#01-16 - 1097 STATE STREET SUBDIVISION (cont'd.) - provide sidewalks along all roads in residential zoning districts; (11) a waiver from Section 310.21B.1 to not install concrete curbs along all roads; and (12) a waiver from Section 310-37D to not provide street trees, subject to a note being placed on the plan that the waivers granted will not carry over to the land development plans when submitted. In response to a question from E. Taylor, T. Kochen explained that they are current showing an easement in case residents want to connect; however, they cannot extend the sewer line without permission from the owner of the Upland Square shopping center. W. Hewitt noted that it is nice to see that this project is an organized and cooperative effort. A motion by J. Ungerman, seconded by J. Bealer and unanimously carried to recommend to the Board of Commissioners preliminary/final plan approval conditioned upon compliance with all the items listed in the Township Engineer's review letter dated March 10, 2017, compliance with all the items listed in the Montgomery County Planning Commission's letter dated January 27, 2017, and the addition of a note on the plan that the easement for the cul-de-sac will be relocated from the Citadel property to a point on the Gambone property which is acceptable to all parties.

SIGN ORDINANCE AMENDMENTS – D. Fabry presented additional amendments to the sign ordinance. The Planning Commission reviewed the additional changes to Sections 1105 and 1106 as presented. W. Hewitt suggested including a spreadsheet or table with all different types of signs since they all have similar characteristics. E. Taylor noted that we still have to agree with what goes in the spreadsheet or table. D. Fabry agreed to make the changes discussed and make additional amendments for consideration at the next meeting.

ADJOURNMENT – Motion by J. Ungerman, seconded by W. Hewitt and unanimously carried to adjourn the meeting at 8:50 p.m.

Respectfully submitted,

Michelle L. Reddick
Planning & Zoning Administrator