

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

**APRIL 10, 2017**

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, April 10, 2017, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer, John Ungerman and William Hewitt present. Also present were Township Manager Carol R. Lewis, Recording Secretary Michelle Reddick and Township Engineer Pete Eisenbrown. 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 March 13, 2017, as presented.

**REQUEST FOR WAIVER FROM LAND DEVELOPMENT – 908 COMMERCE DRIVE**–

Gabe Clark from Catalyst Commercial Development was present to answer any questions. E. Taylor explained that the property is going to be a mattress warehouse, and the applicant has received approval for their sign. However, they are now in need of a waiver from land development. P. Eisenbrown advised that a waiver from land development is appropriate with what is being proposed. E. Taylor further explained that they are also requesting waiver for the size of the parking spaces and to not provide screening and landscaping. P. Eisenbrown advised that the waivers are appropriate for this scenario. In response to a question from W. Hewitt, it was explained that the waiver on the reduced size parking spaces would not apply to the handicap spaces as these are regulated by the State. G. Clark advised that there do not have a particular landscape plan at this time, but they will have some type of screening buffer for the neighboring property which is not so tidy. In response to a question from J. Ungerman, E. Taylor advised that area behind the property is wooded. A motion by J. Ungerman, seconded by J. Bealer and unanimously carried to recommend to the Board of Commissioners approval of the waiver from land development along with approval of the waiver from Section 310-20.C(7) to provide 9 feet by 18 feet parking spaces rather than the required 10 feet by 20 feet parking spaces and a waiver from Section 310-20.C(8) to not provide screening and landscaping conditioned upon satisfactory completion of the zoning review, the engineering review, the building code review and the County Health Department sewage issue.

**ADJOURNMENT** – Motion by J. Ungerman, seconded by W. Hewitt and unanimously carried to adjourn the meeting at 7:10 p.m.

Respectfully submitted,

Michelle L. Reddick  
Planning & Zoning Administrator