

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

The regular meeting of the Upper Pottsgrove Township Planning Commission was held on Monday, March 12, 2007 at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Ungerman, Herbert Miller, John Bealer and David Daniels being present. Also in attendance were Megan DeLena, Commissioner, Peter Dolan, Commissioner, John Theisen, Township Engineer, Michael Narcowich, Montgomery County Planning Commission, Jack Layne, Township Manger, Monica Drowniany, Natural Lands Trust, Nathan Walker, Natural Lands Trust, Erin Lee, Natural Lands Trust, Donald Fessler, Michelle Fessler, Ragesh Patel, John Aston, Henry Bealer, Charles Douglass, Steve Gallo, Jon Penders, Ernest Updegrove, Diane Updegrove and David England. The meeting was called to order at 6:05 P.M. by Vice Chairman Ungerman.

**I. APPROVAL OF MINUTES**- The minutes of January 8, 2007 and February 12, 2007 were not available for approval.

**II. NEW BUSINESS**

**A. Natural Lands Trust – presentation**

Ms. Drowniany, the Director of Planning for the Natural Lands Trust, provided an extensive presentation that was the result of a request by the Township in July 2006 for the Natural Lands Trust to do a Conservation Land Assessment for Upper Pottsgrove Township. Ms. Drowniany began by providing an overview of the Natural Lands Trust. She stated that Natural Lands Trust owns 43 preserves, over 20,000 acres of land and holds easements on over 16,000 acres of land. Ms. Drowniany noted that the Township’s existing ordinances were pretty good; although one weakness was that our good design is sometimes frustrated by governing requirements requiring conditional use approvals. She added that the design standards should in the SALDO. She suggested that the developer should attempt to meet with the Township early in the planning stage so that options can be discussed. Ms. Drowniany stated that there was a four-step design process with respect to the conservation land assessment process. These steps include providing community assessment, open space assessments through conservation plans, conservation zoning and conservation subdivisions. She stated that following tonight’s presentation we should plan a tour of the Township to highlight conservation and open space challenges. She stated that the final step in this process would be to establish land conservation goals for the Township to accomplish in the next 18 to 24 months. She emphasized that having members of Planning Commission participate in site walks significantly helps in identifying open space. Ms. Drowniany showed and described examples of other communities (e.g., Ringfield) that have provided the types of developments that are recommended because residential development and open space considerations were well balanced. She cited an area in Upper Pottsgrove that has not been targeted for open space. After completing her presentation, Ms. Drowniany responded to questions. Mr. Daniels inquired as to how certain areas were

designated on a map as having greater value for open space. Ms. Drewniany responded that much of the value was attributed to how the land area provided a habitat for the creatures living in that environment. She added that the threat of the development of the designated land might impact on the value of the land with respect to open space. She concluded her comments by stating that the Township was under no obligation to adopt the measures recommended in her presentation, although Mr. Miller and other members of the Commission expressed support for continuing our participation in this endeavor.

Chairman Taylor arrived at 7:14 P.M. due to a family emergency.

#### **B. Age Restricted Ordinance – review draft ordinance**

The Commission discussed the proposed Age Restricted Ordinance. Discussion focused on the March 5, 2007 draft of this proposed Ordinance. Representatives of Rouse/Chamberlin were in attendance and provided input during this discussion. Issues discussed included affirmed children less than 18 years of age living in the designated age restricted area and the number of designated handicapped parking spaces at the community center. Mr. Miller expressed his disdain for townhouses being proposed by the Developer (e.g., Rouse/Chamberlin) as opposed to single-family homes. Following additional discussion on this matter, Vice Chairman Ungerman moved that Planning Commission recommend approval of the proposed Age Restricted Ordinance to the Board of Commissioners contingent on considerations being made for providing for handicapped parking spaces at the community center and affirmed children residing in the age restricted area Mr. Bealer seconded this motion. The motion was approved.

### **III. Old BUSINESS**

#### **A. #2-04 409 Evans Road Subdivision – revised preliminary plans**

On behalf of the Developer for the 409 Evans Road Subdivision, Mr. Aston responded to questions and comments regarding this project. Initial discussion focused on the February 23, 2007 letter from LTL Consultants regarding this matter. Mr. Aston stated that the Developer would comply with the items outlined in the February 23<sup>rd</sup> letter from LTL. The Commission next addressed the March 8, 2007 letter from the Montgomery County Planning Commission to the Developer. Mr. Aston stated that the Developer would comply with the items outlined in this letter. Despite this fact, there was some discussion regarding whether a trail should be provided as part of this project. Following additional discussion on this matter, there was a consensus that the Developer would not need to provide a trail for this development. Mr. Aston also stated that they would comply with the Commission's recommendations regarding the use of fertilizers regardless of whether the Township adopted an ordinance governing the use of and enforcement of the use of fertilizers. Mr. Miller did address additional items regarding this project that were not addressed in the February 23<sup>rd</sup> and March 8<sup>th</sup> letters to the Developer. These items included: that trash rock detail be provided in the basin, that a French mattress be provided allowing for normal flows to be

spread out, that there be no out-building attachments to the proposed housing units, no sheds and nothing to be allowed unless they are attached to the existing dwellings, that excessive leaf problems (e.g., leaves blocking inlets) be addressed by the owner, that the vegetation be properly maintained, that annual and perennial seeding be done and that a fore bay and bubblers were to be provided. Mr. Aston and Mr. Patel stated that the items addressed in the LTL and Montgomery County Planning Commission letters as well as those stated by Mr. Miller would be provided. Vice Chairman moved that the Planning Commission recommend approval by the Board of Commissioners for the revised preliminary plans for the 409 Evans Road Subdivision contingent on the inclusion of fore bays, timber mats and the items recommended by LTL Consultants and the Montgomery County Planning Commission in their respective February 23, 2007 and March 8, 2007 letters regarding this project. Mr. Daniels seconded this motion. The motion was approved. Ms. Updegrove requested that for future development projects plans from homeowners associations be provided in writing prior to the approval of these developments.

**IV. BUSINESS FROM THE FLOOR**

There was no business from the floor.

**V. ADJOURNMENT**

Chairman Taylor adjourned the meeting at 8:14 P.M.

Respectfully submitted,

Michelle L. Reddick  
Recording Secretary