

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

April 9, 2007

The regular meeting of the Upper Pottsgrove Township Planning Commission was held on Monday, April 9, 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 Peter Dolan, Commissioner, Diane Updegrove, John Theisen, Township Engineer, Michael Narcowich, Montgomery County Planning Commission and Jack Layne, Township Manger. The meeting was called to order at 6:02 P.M. by Chairman Taylor.

I. APPROVAL OF MINUTES- Mr. Bealer moved that the meeting minutes of January 8, 2007 be approved as submitted. Mr. Daniels seconded this motion. The motion was approved. Vice Chairman Ungerman moved that the meeting minutes of February 12, 2007 be approved as submitted. Mr. Daniels seconded this motion. The motion was approved. Mr. Miller moved that the meeting minutes of March 12, 2007 be approved with the following revisions: that on page 2 ... that trash rack (not rock) detail be provided; on page 3...that there be outbuildings to the attached to the proposed housing units (not out-building attachments to the proposed housing units and that there would be no out-buildings, no sheds and nothing to be allowed unless they are attached to the existing dwellings); and that there be emphasis on the fact that a fore bay and bubblers are to be provided. Vice Chairman Ungerman seconded this motion. The motion was approved. Ms. Updegrove requested that the March 12, 2007 meeting minutes also be corrected to reflect her comments that future development project plans from homeowners associations be forwarded to the Board of Commissioners from the Planning Commission.

II. NEW BUSINESS

A. #2-07 Austerberry Subdivision

Chairman Taylor stated that letters documenting the review of the proposed Austerberry Subdivision had been provided by LTL Consultants (LTL) and the Montgomery County Planning Commission (Montgomery County). Mr. Theisen reviewed the comments provided in the letter from LTL. Following Mr. Theisen's review, Mr. Narcowich reviewed the comments provided in the letter from Montgomery County. Mr. Narcowich noted that a sidewalk would be required along Orlando Road. Mr. Dolan stated that as a result of the Township's efforts to acquire open space this property would be owned by the Township. Chairman Taylor noted that items such as the sidewalk could be waived because of the pertinent items cited in the Subdivision and Land Development Ordinance (SALDO). After the Commission further discussed the content of these letters, Chairman Taylor noted that the comments by LTL nor Montgomery County did not appear to present any major impediments to efforts to move this project onto the Board of Commissioners for their approval. Therefore, Vice Chairman Ungerman moved that the Austerberry Subdivision proposal be recommended to the Board of Commission for approval subject to the satisfactory review by the Township Solicitor and Engineer. Mr. Daniels seconded the motion. The motion was approved.

III. Old BUSINESS

A. Village Commercial – revised draft ordinance

Mr. Narcowich reviewed the revised draft of the proposed Village Center District ordinance. He noted that numerous items had been corrected. Items cited during this review included page 6 of the proposed ordinance regarding maximum impervious coverage for Lot Dimensional Standards and Residential Density being revised to 60%, page 8 Historic Inventory, page 17 regarding the multiple-use or multiple tenant building and that the total combined sign area should not exceed 75 square feet. Chairman Taylor stated that this proposed ordinance appears to close to being ready for approval. Mr. Miller recommended that page 18 state that there be no political signs and/or “snipe signs” permitted. Chairman Taylor responded that this item was addressed in the Township’s approved Sign Ordinance. Mr. Miller noted that there were two buildings in the Historic Inventory in the area specified as the Village Center District.

Mr. Narcowich distributed copies of a newspaper article regarding the vulnerability of municipal zoning laws.

B. Retail Office – proposed ordinance

Mr. Narcowich reviewed the proposed Retail Office District ordinance. He stated that the Commercial Office will become the Retail Office with the exceptions noted in the proposed ordinance. Items cited in the discussion regarding the proposed Retail Office District ordinance included that this ordinance would allow for a small shopping center, that a single family detached building would not be allowed, the bonus provisions added and deleted from this proposed ordinance and revisions to the square footage for freestanding and monument signs. Chairman Taylor stated that we should look at how to determine how things will fit in when reviewing the proposed Retail Office and Commercial Office ordinances.

IV. BUSINESS FROM THE FLOOR

Chairman Taylor emphasized that we needed move forward in our efforts to comply with Montgomery County Regional Planning guidelines prior to the end of this calendar year.

Mr. Bealer stated that extensions would be needed to be approved by the Board of Commissioners for Althouse Subdivision and the 409 Evans Subdivision no later than May 12th and May 15th respectively.

V. ADJOURNMENT

Vice Chairman Ungerman moved that the meeting be adjourned at 7:55 P.M.

Mr. Daniels seconded the motion. The motion was approved.

Respectfully submitted,

Michelle L. Reddick

Recording Secretary