

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

June 9, 2008

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, June 9, 2008, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer, Herb Miller, John Ungerman and Donald Nice present. Also present were Township Engineer John Theisen, County Planner Michael Narcowich, Township Manager Jack Layne and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 6:03 p.m. There were 2 people in the audience.

APPROVAL OF MINUTES – A motion by Nice, seconded by Ungerman, to approve the minutes of May 12, 2008, as written. All aye votes.

KUMMERER SKETCH PLAN – Jonathan Penders and Steve Gallo of Rouse/Chamberlin were present to discuss some changes to their proposed plan. Mr. Gallo explained that they had to eliminate the through road and create a cul-de-sac on the west side of the property. In response to a question from Mr. Nice, Mr. Penders advised that there is off-street parking shown exclusively in the court areas. He further explained the current proposal show 30 foot cartways with on-street parking. However, he noted that once the engineering is completed, they may come in with reduced cartways and off-street parking. Mr. Miller suggested the developer consider nice vegetation since the tract is currently a farm. Mr. Bealer suggested narrower streets and less on-street parking. Mr. Ungerman suggested the Planning Commission consider whether they are comfortable with only two (2) accesses for the development. Mr. Narcowich suggested adding a conceptual zone where the proposed Goose Run Trail will be located. In response to a question from Mr. Narcowich, Mr. Penders advised they are not proposing any cul-de-sac islands. Mr. Narcowich questioned how many cars can park on the street and suggested the developer make sure there is adequate parking for the larger units. In response to a question from Mr. Miller, Mr. Penders advised that the project will be done in phases. Mr. Miller suggested the developer consider how they phase so that owners will not have to deal with too many construction issues. In response to another question from Mr. Miller, Mr. Penders advised they will present a recreation amenities package to the Planning Commission for their review. In response to a concern expressed by Mr. Bealer, Mr. Gallo advised that an endangered species list and archeological report have already been completed. Mr. Gallo advised they will be presenting the sketch plan to the Board of Commissioners for their knowledge and then proceeding with the submission of preliminary plans.

RETAIL OFFICE DISTRICT ORDINANCE – The Planning Commission reviewed the proposed ordinance which has been advertised for adoption by the Board of Commissioners. Mr. Narcowich reviewed his comments and noted the changes that need to be made. One comment deals with the need to require a specific or master plan for any residential development in the Regional Commerce Future Land Use area. He explained that a specific plan has a list of requirements in the Municipalities Planning Code where a master plan has no bounds and can include anything the Township asks for. The Planning Commission agreed that a master plan should be required. The next comment deals with the need to have the proposed ordinance reviewed by the Regional Planning Commission. Mr. Taylor advised he believes the proposed ordinance is already scheduled to be reviewed by the Regional Planning Commission at their next meeting. The next comment deals with the need to state the maximum residential density

RETAIL OFFICE DISTRICT ORDINANCE (cont'd.) - permitted for apartments. The Planning Commission agreed to go with Mr. Narcowich's recommendation of 1.5 dwelling units per acre. The next comments deal with the fact that the proposed ordinance is not consistent with the County Comprehensive Plan. Mr. Narcowich noted that this is okay as the Township can do something that is not consistent with the County Comprehensive Plan. Mr. Narcowich noted the rest of his comments deal with typographical errors. A motion by Bealer, seconded by Ungerman, to recommend to the Board of Commissioners approval of the Retail Office District ordinance with the changes recommended by the Montgomery County Planning Commission including the change to require a master plan for any residential development in the Regional Commerce Future Land Use area and require a maximum density of 1.5 dwelling units per acre for apartments. All aye votes.

#6-07 BEALER & RICHARD SUBDIVISION – Mr. Taylor explained that this property is being subdivided in order for the Township to purchase part of the property as open space. Even though the existing house on the property would not be compliant with the requirements for lot size, the Planning Commission agreed that this is okay since the property is being subdivided for open space purposes. In response to a question from Mr. Nice, Mr. Taylor advised the property is serviced by public sewer. In response to a question from Mr. Narcowich, Mr. Theisen advised that there was not intention for the common open space area "C" on Chestnut Grove Road to be a recreation area. Mr. Taylor advised that the property being subdivided connects nicely with the open space areas in Chestnut Grove and Summer Grove Subdivisions. A motion by Ungerman, seconded by Miller, to recommend to the Board of Commissioners preliminary/final plan approval for the plans dated April 18, 2008 for the Bealer and Richard Subdivision. All aye votes.

LEVENGOOD SEWAGE PLANNING MODULE – The Planning Commission briefly reviewed the sewage planning module for an on-site sewage system for a new lot that will be created through subdivision on the Levengood property located at 1779 Orlando Road. A motion by Miller, seconded by Bealer, to authorize Chairman Taylor to execute the sewage planning module. All aye votes.

Diana Updegrove, 1404 Farmington Avenue, questioned whether the Planning Commission is okay with making it a condition of no further subdivision for the Levengood subdivision. Mr. Taylor advised this is an issue that would be discussed during the plan review process not now when it is just a sketch plan.

In response to a question from Mr. Ungerman, Mr. Taylor advised there is no action needed on the email from Mark Fair. Mr. Bealer explained that Mr. Fair attended the sewer meeting, and it was explained to him that there are no plans for sewer in the area of this property which is located at 1859 Farmington Avenue.

ADJOURNMENT – A motion by Nice, seconded by Bealer, to adjourn the meeting at 7:20 p.m.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary