

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

June 8, 2009

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, June 8, 2009, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller, John Ungerman, John Bealer and Donald Nice present. Also present were Township Manager Jack Layne and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 6:01 p.m. There were 5 people in the audience.

APPROVAL OF MINUTES – A motion by Nice, seconded by Bealer, to approve the minutes of March 9, 2009, as written. All aye votes.

ZHB #1-09 MARK THOMPSON – Mark and Cindy Thompson were present to discuss their application for special exception to expand the office space for their existing business located at 1393 Farmington Avenue. Mr. Thompson explained that they wish to place a prefabricated modular office building on the property and move their offices from the existing building to the modular office building. Mr. Thompson noted that they will tie into the existing sewer and water located on Farmington Avenue. Mr. Taylor noted this property used to be a rental property for several years, and there have been several issues with the property in the past. However, the Thompsons now own the property and operate a business and have done a tremendous amount of work to clean up the property since they purchased it. Mr. Taylor noted that in order to expand their business in any manner, the zoning code requires a special exception. Mr. Nice advised that if the applicant meets all other setbacks and zoning requirements, then he does not see a problem with recommending approval of the application. Mr. Taylor noted that the issues concerning setback requirements would be addressed during the permit application process. However, the Planning Commission needs to address the request for special exception by either notifying the Zoning Hearing Board that they have no objections to the application or raising any issues concerning the application. Mr. Bealer noted that the added restrictions on the property were due to prior owners, and the current owners have maintained the property in an excellent manner since they acquired the property. Mr. Bealer further noted that the small expansion of their business will be an improvement to the property that will benefit both the property owners as well as the Township. The Planning Commission agreed to notify the Zoning Hearing Board that they have no objections to the application and include the comments made by Mr. Bealer in the letter to the Zoning Hearing Board.

Diana Updegrove, 1404 Farmington Avenue, advised that the Zoning Hearing Board has thirty (30) days to make a decision on the application.

Donald Young, 67 Harding Street, questioned the minutes of March 9, 2009 concerning the proposed Retail Office District Ordinance as to whether the sections of the ordinance noted in the minutes were correctly identified. Michelle Reddick agreed to look into this matter.

ADJOURNMENT – A motion by Miller, seconded by Nice, to adjourn the meeting at 6:18 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary