

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

July 9, 2012

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, July 9, 2012, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer, John Ungerman and William Hewitt present. Also present were Township Zoning Officer Jeffrey Vogels, County Planner Mike Narcowich, Township Manager Jack Layne and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 7:05 p.m. There were 2 people in the audience.

APPROVAL OF MINUTES – A motion by Ungerman, seconded by Hewitt, to approve the minutes of June 11, 2012, as written. All aye votes.

#1-12 MAKAREVITZ SUBDIVISION – **minor plan review** – Mr. Taylor advised that the applicant would like to have their engineer address the Township Engineer’s comments and submit revised plans before coming before the Planning Commission for review.

ZONING ORDINANCE AMENDMENTS – **accessory uses** – Township Zoning Officer Jeffrey Vogels explained that sections of the current ordinance dealing with accessory uses are unclear and the proposed amendments would revise Section 350 to clarify those sections which are unclear. He further explained that the proposed amendments are not any more restrictive than the current regulations. He noted that Section 350-16 was revised to provide further clarification regarding prohibiting the obstruction to vision at intersections. He noted the amendment to Section 350-19 separates the two types of structures in order to provide a clarification of different sizes for those structures. In response to a question from **Diana Updegrave, 1404 Farmington Avenue**, Mr. Vogels noted that this does pertain to all residential neighborhoods. **Mrs. Updegrave** expressed concern that we are allowing private stables, chicken houses and shelters for pets in residential neighborhoods. Mr. Vogels agreed that Mrs. Updegrave has a valid point, and noted that the ordinance does not address types of animals since that would be another topic of discussion. Mr. Taylor advised that we must make sure that we do not restrict a parking garage to 250 square feet. Mr. Narcowich noted that issue crosses over from the Zoning Ordinance. In response to a question from Mr. Taylor, Mr. Vogels explained that we do not specifically mention sheds since the definition for accessory structures allows for sheds. **Diana Updegrave, 1404 Farmington**, suggested that we include out buildings as well. Mr. Vogels explained the amendment to Section 350-20 clarifies what an accessory structure can or cannot be and the new language says “accessory structures **shall not** be used for residency or tenancy purposes”. This section was also amended so that accessory buildings larger than 250 square feet would be located within the minimum side and rear yard setbacks of the underlying zoning district. The Planning Commission also suggested adding language to limit the height of accessory structures to twelve (12) feet. The final amendment to this section reads “no such stable or chicken house shall be erected other than in the rear yard of such lot and at a distance of not less than 20 feet from the rear and side lines thereof and from any dwelling thereon. In addition, no fowl or animal shall be maintained without suitable building therefore”. Mr. Narcowich briefly reviewed his comments and noted that West Pottsgrove Township limits chicken houses to the R-1 district with a minimum size of 175 square feet. Mr. Narcowich also

ZONING ORDINANCE AMENDMENTS – **accessory uses** – noted that draft zoning regulations for Upper Moreland limit the amount of chicken hens to six (6) to be kept on any one property and prohibits the keeping of roosters. A motion by Bealer, seconded by Hewitt, to recommend to the Board of Commissioners approval of the zoning ordinance amendments to Section 350, Accessory Uses. All aye votes.

ADJOURNMENT – A motion by Ungerman, seconded by Hewitt, to adjourn the meeting at 7:55 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary