

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

**January 14, 2013**

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, January 14, 2013, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with John Ungerman, Herb Miller, John Bealer and William Hewitt present. Also present were Township Engineer Pete Eisenbrown, Township Manager Jack Layne and Recording Secretary Michelle Reddick. The meeting was called to order by Vice Chairman Ungerman at 7:00 p.m. There were 4 people in the audience.

**APPROVAL OF MINUTES** – A motion by Miller, seconded by Hewitt, to approve the minutes of October 22, 2012 as written. All aye votes.

**#1-12 MAKAREVITZ SUBDIVISION** – Engineer Fred Gabriel of All County and Associates was present to discuss revised plans for the Makarevitz subdivision. Township Engineer Pete Eisenbrown noted that the Board of Commissioners did grant conditional use approval for this proposed subdivision and also for the proposed cell tower that will be located on Lot 2. Mr. Eisenbrown referenced his review letter and noted that the front yard setback needs to be changed, and that there are eleven waivers being requested under the Subdivision and Land Development Ordinance. He noted that there are no dwellings proposed on Lot 2 so a grading plan is not necessary at this point since there is no building taking place. Mr. Eisenbrown further noted that additional language should be added to the plan to be clearer on the disposition of the ‘common’ driveway between the users of the cell tower and the future occupants of a single family dwelling and agreed to work with the applicant’s engineer to create sufficient language to satisfy this concern. In response to a concern expressed by Mr. Miller, Mr. Gabriel advised that there is already a note on the plan concerning no further subdivision of Lot 2. Mr. Miller recommended the applicant consider a fore bay as part of the storm water management plan for Lot 2 when and if it is developed. Mr. Gabriel advised that he will revise the plan to note that Lot 1 is already served by public water and sewer and Lot 2 will have to connect to public sewer if developed. He further advised that a note will be added to the plan that a grinder pump will be required when Lot 2 is connected to public sewer. Mr. Eisenbrown suggested that a note be added to the plan that no construction or development is being proposed for Lot 2 as part of this subdivision plan. **Diana Updegrove, 1404 Farmington Avenue**, expressed concern regarding the proposed shared access easement across Lot 2 to provide access to the proposed cell tower site and whether there would be a maintenance agreement for this proposed access. Mr. Eisenbrown explained that this will be a recorded easement, and any potential buyer for Lot 2, when and if developed, would have access to that information. There being no further discussion, a motion by Bealer, seconded by Hewitt, to recommend to the Board of Commissioners approval of the waiver requests outlined in the letter from All County and Associates dated November 6, 2012. All aye votes. A motion by Miller, seconded by Bealer, to recommend to the Board of Commissioners preliminary/final plan approval subject to compliance with all the conditions in the Township Engineer’s letter dated January 10, 2013 with the exception of the waivers noted. All aye votes.

**ADJOURNMENT** – A motion by Hewitt, seconded by Bealer, to adjourn the meeting at 7:40 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick  
Recording Secretary