

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

**May 13, 2013**

The regular meeting of the Upper Pottsgrove Township Planning Commission was held on Monday, May 13, 2013 at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer and William Hewitt being present. John Ungerman and Herbert Miller were absent. Also present were Township Engineer Pete Eisenbrown and Township Manager Jack Layne. The meeting was called to order by Chairman Taylor at 7:00 p.m. Richard Mingey and Greg Churach was also in attendance.

**APPROVAL OF MINUTES**- A motion by Mr. Bealer, seconded by Mr. Chairman Taylor, to approve the December 10, 2012 meeting minutes as submitted. All aye votes. A motion by Mr. Bealer, seconded by Mr. Hewitt, to approve the March 11, 2013 meeting minutes as submitted. All aye votes.

**OLD BUSINESS**

There was no Old Business.

**NEW BUSINESS**

**A. #2-13 256 West Moyer Road Subdivision**

Chairman Taylor began discussion on the request that was submitted by Richard Mingey, Kelly Group Builders, to create a small lot at 256 West Moyer Road, which would be less than 2 acres in size, which subdivides the existing farmhouse and barn from the underlying tract that is about 30 acres in size. Chairman Taylor stated that this same land area had previously been approved for a project known as the Sweetwater Project that consisted of 58 residential lots that were on both sides of West Moyer Road. He added that the Township had recently acquired the land on the south side of West Moyer Road for open space purposes.

Chairman Taylor requested that Mr. Eisenbrown discuss the May 2, 2013 LTL letter regarding 256 West Moyer Road subdivision request. Mr. Eisenbrown initially addressed items 1 through 11 of the Conformance With the Subdivision and Land Development Ordinance. He noted that it was suggested that the applicant request a waiver for items 1, 3, 10 and 11. Mr. Mingey stated that a letter was being prepared by his engineer that would address each of the waivers suggested by LTL. Chairman Taylor noted that point number 9 designated that the plan could be submitted for preliminary and final approval. Mr. Bealer stated that based on his past experience that the well that is addressed in point number 7 is almost non-existent.

Mr. Eisenbrown next noted that point number 2 under General Comments in the May 2<sup>nd</sup> LTL letter regarding 256 West Moyer Road addressed the fact that the proposed 2 acre subdivision will be bounded by Township open space and that this open space might contain active recreation features, structures, etc., in addition to passive open space. Mr. Eisenbrown stated that point number 4 addressed the fact that the future lot owner should be aware of the fact that a sanitary sewer main is intended to be constructed in this

location, which could impact on the driveway and surrounding area. He added that point number 12 stated that when the public sewer was constructed for the adjoining subdivision projects that 256 West Moyer Road would need to connect to public sewer and that an agreement would need to be developed to cover the costs and responsibilities related to this endeavor. Mr. Eisenbrown further stated that ample clarification would be needed to ensure that there would be no misunderstanding regarding this matter. Mr. Mingey stated that his intention was to be responsive and compliant with the requests in the May 2, 2013 LTL letter. Mr. Hewitt then made a motion that the Township approve the proposed 256 West Moyer Road Subdivision with the understanding that the applicant, Kelly Group Builders, would submit a letter requesting waivers for points 1, 3, 10 and 11 under the Conformance With The Subdivision And Land Development Ordinance section of this letter and comply with points 2, 4 and 12 under General Comments and the other points addressed in the May 2, 2013 LTL letter. Mr. Bealer seconded the motion. The motion was approved.

#### **IV. BUSINESS FROM THE FLOOR**

There was no other Business from the Floor.

#### **V. ADJOURNMENT**

Mr. Bealer moved, and Mr. Hewitt seconded, that the meeting be adjourned at 7:10 P.M. All aye votes.

Respectfully submitted,

Michelle L. Reddick  
Recording Secretary