

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

**August 12, 2013**

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, August 12, 2013, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller, John Bealer and William Hewitt present. Also present were Township Engineer Pete Eisenbrown, County Planner Michael Narcowich, Township Manager Jack Layne and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 7:01 p.m. There were 3 people in the audience.

**APPROVAL OF MINUTES** – A motion by Bealer, seconded by Hewitt, to approve the minutes of May 13, 2013 as written. All aye votes.

**RICH KUMMERER, 1303 Farmingotn Avenue** expressed concern that he was cited for no permit for a temporary pool and noted that there is nothing in the Township ordinance that says a permit is required. Mr. Taylor advised that the Planning Commission is not prepared to discuss this matter so it will be turned over to staff and the experts that handle this issue. Mr. Kummerer further expressed concern that three (3) of his neighbors who have pools did not receive the same letter as he did. He also noted that he has filed several complaints regarding the business operating behind his property and nothing was done about it for months. Mr. Taylor reiterated that the Planning Commission is not the proper forum to discuss these matters and advised the staff and experts would handle these matters.

**SPROGEL'S RUN DEVELOPMENT (formerly Sweetwater) – sketch plan** – Mr. Taylor explained that the Township purchased the southern parcel for open space and now the developer is proposing to construct 58 single family homes on the remaining portion of the property. He noted the developer will build a parking area and trail to Sprogel's Run open space as well a road connecting to the Cross Road development as part of this project. Pete Eisenbrown reviewed his memorandum dated August 8, 2013. He explained that the sanitary sewer will come from off-site over Township open space to this property, and the trail will be constructed at the time the sewer is constructed. Pete further explained that the roads will be offered for dedication and suggests restricting parking to one side. He noted there will be curbing on both sides of the roadways and sidewalks are being proposed on one side of Prout Farm Road. However, Mr. Eisenbrown explained there may need to be further discussion regarding requiring additional sidewalks. Mr. Mingey advised the curbs will be vertical. In regards to open space, Mr. Eisenbrown advised the following: (1) the plan should reflect the trail on the storm water basin lot that would lead pedestrian traffic to the newly constructed trail head along West Moyer Road; (2) the plan should reflect any proposed trails within the open space lot (the 2.4 acre parcel); and (3) the real lot line for the lots that abut the common open space should be reduced to increase the amount of central open space. County Planner Mike Narcowich agreed that the trail is a great idea. He suggested that the developer install a landscaping buffer defining the common open space areas that abut the rear lot lines and reduce or shift the lots to create a broader entrance to the open space. Mr. Hewitt agreed and recommends a ten (10) foot easement along the rear lot lines that abut the common open space. Since the proposed open space is narrow and children would probably not be playing a ball game in the open space, the Township should consider allowing the developer to put monies into developing a play area in the Township open space across the street instead. He also suggested restricting certain types of fences since it will be a homeowner's association and requiring outlets for storm water basins along with fore bays and exit bays for the storm water basins. Mr. Mingey suggested that he put a trail or sidewalk down Moyer Road to Kulp fields rather than building a play area in the open space across the street. Mr. Taylor suggested that the developer provide some type of delineation between the

**SPROGEL’S RUN DEVELOPMENT (formerly Sweetwater) – sketch plan (cont’d.)** - open space and houses and provide access to the trail and a sidewalk down to Kulp fields.

Mr. Narcowich suggested visual buffers behind the homes and Mr. Mingey agreed. Mr. Hewitt provided a heads up to the developer that any new developments will be required to have a cluster of mailboxes rather than individual mailboxes. Mr. Eisenbrown advised that the homeowner’s association will own and maintain the storm water. He further advised that the emergency access to Cross Road will remain a temporary gravel road but will be constructed when Phase II of the development is constructed. Mr. Eisenbrown suggested that for future planning consideration, additional right-of-way be provided on Lot 15, 16 and the storm water basin be reserved for possible realignment efforts. He also suggested that consideration should be provided for landscaping/earthen berms along the lots along West Moyer Road and Crossroads Road, and noted that restriction for only allowing access to one roadway will be required. In order to create pedestrian circulation, Pete recommended sidewalk along Road C to allow access to the adjoining Crossroads proposed development and a striped crosswalk across West Moyer Road (along with advance warning signage) in the vicinity of the newly constructed trail head driveway. Pete noted the developer should list the disposition of the triangular piece of ground that is part of the subject property and will remain between Cross Road and the proposed Road B. Mr. Miller suggested the developer consider excess parking areas where trail entrances to open space are proposed. Pete suggested the developer request a waiver from sidewalks on both sides of the road. Mr. Narcowich offered the following suggestions: (1) consider how to address open space since it is part of Phase 2 and not Phase 1 so the Township will know what happens if Phase 2 is never developed; (2) make sure there is adequate landscaping for storm water basins; (3) provide shade trees for buffer along West Moyer Road; (4) provide design variation for setbacks to provide some visual interest; and (5) this a great opportunity for a connection to the Kulp fields. Mr. Mingey agreed that there are things you can do to provide variety. Pete suggested pairing up the driveways by putting them on the same side of every other house. Mr. Bealer suggested inside sidewalks along inside loops and at access points and sidewalks from Road A down to Kulp fields but not from Road A to Road B. **Gregory Churach, 144 Snyder Road**, noted that he agrees the Township should keep open space in the proposed development as passive and allow residents to use the Township open space across the street. He also questioned whether sewer from this proposed development could be provided to properties along Moyer Road and Ming Drive. Mr. Eisenbrown noted there is a manhole within 500 feet of Ming Drive so the possibility of sewer in the future could be probable. Mr. Taylor noted that the developer will begin to prepare a formal plan submission to be reviewed at a later date.

**ADJOURNMENT** – A motion by Hewitt, seconded by Bealer, to adjourn the meeting at 8:15 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick  
Recording Secretary