

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

JUNE 12, 2017

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, June 12, 2017, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer, William Hewitt and Greg Churach present. Also present were Township Manager Carol R. Lewis, Recording Secretary Michelle Reddick, Township Engineer Pete Eisenbrown and County Planner Donna Fabry. The meeting was called to order by Chairman Taylor at 7:00 p.m.

APPROVAL OF MINUTES – Motion by J. Bealer, seconded by W. Hewitt to approve the minutes of April 10, 2017. Aye votes: Bealer, Hewitt and Taylor. Abstain: Churach. Motion carried.

#01-17 CROSSROADS DEVELOPMENT – E. Taylor provided an overview of the project in relation to the Curative Amendment Settlement Agreement. He explained that the proposal is subject to the terms of the settlement agreement. Glenn Worgan of Delaware Valley Development Corporation and Engineer Dan McKenna of Wilkinson and Associates were present to discuss the proposed development. G. Worgan explained that they are proposing 49 townhouses and a clubhouse. He further explained that the units will be 2 and 3 bedroom units. In response to a question from B. Hewitt, G. Worgan advised that most of the units will be two-story but the end units will be one-story. E. Taylor referenced comment “n” on page 5 where the Township needs to decide whether to require fences around the storm water detention basin facilities. The Planning Commission will make the recommendation not to require fences. In response to a question from J. Bealer, D. McKenna advised that the storm water basin on Kerry Drive shown on sheet 8 is 6 foot in depth. The Planning Commission reviewed the engineer’s comment regarding parking and agreed to recommend that “no parking” signage be provided along Cross Road and the internal private roads. In response to another question from J. Bealer, D. McKenna advised that the swale for storm water inlet #32 is 6 inches. G. Churach recommended that the street lighting be LED versus mercury. In response to a concern expressed by W. Hewitt, P. Eisenbrown suggested that the developer of Sprugel’s Run sign off on the plans as it relates to the realignment of Moyer Road. A motion by W. Hewitt, seconded by G. Churach and unanimously carried to recommend to the Board of Commissioners approval of the following waivers: (1) a waiver from Section 310-19.B not to require the minimum horizontal curve dimensions on internal roadways; (2) a waiver from Section 310-19.D.(1)(c) not to require the right-of-ways for the proposed roads to be 50 feet (33 feet is shown as the CASA governs the required right-of-way width); (3) a waiver from Section 310-19.D.(2) not to require 30’ wide cart way widths for the proposed roads (24 feet is shown as the CASA governs the cart way width); (4) a waiver from Section 310-21.B(2) not to require vertical concrete curb (rolled curb is shown as the CASA governs the curbing type that is required); (5) a waiver from Section 301-51.A.1.b not to require a 50’ setback from a property line for the basin; (6) a waiver from Section 301-51.B.9 not to require the existing end wall into the proposed basin to be at the bottom elevation of the basin; (7) a waiver from Section 301-52.C.5 not to require the minimum cover of storm water pipes to be 24 inches; (8) a waiver from Section 301-52.D.3 not to require the headwater depth to be one (1) foot below the top of the inlet gate (this affects inlet 36 where it is less than 1 foot); (9) and a waiver from Section 301-53.G not to require the cut and fill slopes to be steeper than 4:1 (the proposed basin, BMP #1 and BMP #2 are proposed to have side slopes of 3:1). A motion by Churach, seconded by Hewitt and unanimously carried to recommend to the Board of Commissioners preliminary/final approval of the plan conditioned upon compliance with all the items listed in the Township Engineer’s letter dated June 9, 2017 and compliance with all the items listed in the Montgomery County Planning Commission’s letter dated May 11, 2017 with the exception of the waivers.

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

JUNE 12, 2017

SIGN ORDINANCE AMENDMENTS – D. Fabry provided an update to the sign ordinance amendments as previously discussed. The Planning Commission agreed that to allow more limited duration signs for bigger properties; one on each road frontage. In response to the discussion concerning billboards, D. Fabry advised that the industry standard is 675 square feet, but the ordinance proposes 300 square feet. G. Churach suggested that we check with Douglass Township and the Borough of Pottstown to be consistent. The Planning Commission suggested looking at what the standard allowable size is in the surrounding area. D. Fabry explained that, as proposed, billboard signs can now go in the Retail Office District. The Planning Commission does not recommend that and suggested leaving it in the Limited Industrial District as already permitted. D. Fabry suggested they consider allowing billboards in the Route 100 Overlay District. J. Bealer provided an explanation as to why sign regulations have to be in zoning. **Diana Updegrave, 1404 Farmington Avenue**, thanked J. Bealer for his explanation as to why sign regulations need to be zoning and suggested this is what she would like to see. D. Fabry agreed to continue working on updating the sign ordinance amendments as discussed and provide an updated draft for review in advance of the next meeting.

ADJOURNMENT – Motion by W. Hewitt, seconded by J. Bealer and unanimously carried to adjourn the meeting at 8:47 p.m.

Respectfully submitted,

Michelle L. Reddick
Planning & Zoning Administrator