

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

JANUARY 14, 2019

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, January 14, 2019, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer, John Ungerman, and Greg Churach present. Also present were Township Manager Michelle Reddick and County Planner Marley Bice. The meeting was called to order by Chairman Taylor at 7:00 p.m. M. Reddick welcomed and introduced new County Planner John Miklos who was also in attendance.

APPROVAL OF MINUTES – Motion by J. Ungerman, second by J. Bealer and unanimously carried to approve the minutes of July 9, 2018, as written.

ZHB #01-18 ~ 908 COMMERCE DRIVE, LLC – E. Taylor explained the applicant has requested a variance to permit an additional business, a vehicle rental facility, to be located at the existing building. He further explained they had previously received a similar variance for the current business, Mattress Warehouse. Gabe Clark was present to discuss their request for variance. He explained they had previously received a waiver from land development for the retail use at the property. He further explained they are currently asking for a variance to permit Suite 200 at the existing building to be used as a vehicle rental facility for Penske Truck Rental. He advised the use variance was filed as they were unable to comply with the dimensional requirement for setbacks under a conditional use. He further advised they met with staff and are working on plans to address the concerns raised by the township engineer and code enforcement officer. He noted they will need to expand the parking area to accommodate trucks and will be adding some landscaped islands to provide screening from the trucks. E. Taylor explained some of the concerns raised included impervious coverage, landscaping and parking lot issues which the developer is working to address. He further explained the Planning Commission will need to make a recommendation on the use. In response to a question from J. Bealer, Gabe Clark advised the trucks will be 12 foot to 26 foot box trucks, but no semis. He advised the proposed use will include a 1,800 square foot area for offices and bathrooms. In response to another question from J. Bealer, Gabe Clark explained trucks would come and go as they are rented and returned. In response to a question from J. Ungerman, G. Clark advised he is not certain if Penske will continue to rent trucks through Home Depot in Pottstown. In response to a question from G. Churach, Gabe Clark advised the truck rental facility will not be open any later than the mattress warehouse, and they have not asked for any more than normal business hours. In response to a question from J. Bealer, Gabe Clark advised there may be some additional lighting required in the rear of the building. G. Clark further advised a security system will be installed. In response to a question from G. Churach, Gabe Clark advised there will be a sign on the building which was previously approved as part of their existing variance approval. In response to a question from County Planner John Miklos, Gabe Clark explained there is an existing pylon sign and a space is available for this business. He further explained signage relief was previously granted. Gabe Clark provided a plan showing the area for truck parking. In response to a question from County Planner Marley Bice, Gabe Clark explained they will need relief from the parking calculations on retail spaces as they need three (3) car spaces in addition to the spaces needed for trucks. In response to a question from E. Taylor, Gabe Clark advised all parking spaces were not extended as they didn't want to increase impervious coverage so they only extended the parking spaces needed for trucks. J. Ungerman noted he did not foresee any issues with the proposal as there is no direct impact on residential properties. Motion by J. Bealer, second by J. Ungerman and unanimously carried to recommend to the Zoning Hearing Board approval of the use variance and the variance for the parking requirements.

WAIVER REQUEST FROM LAND DEVELOPMENT ~ 908 COMMERCE DRIVE –

E. Taylor explained there is also a waiver from land development necessary. Motion by J. Bealer, second by G. Churach and unanimously carried to recommend to the Board of Commissioners a waiver from land development and other waivers related to parking and landscaping requirements.

PARKING STANDARDS AMENDMENT – E. Taylor explained the Planning Commission reviewed and previously recommend some parking standard amendments regarding size of parking spaces, but there are additional amendments necessary as it relates to off-street parking requirements for retail use as they relate to banking and financial institutions. He further explained the County has provided some recommendations which are outlined in a memo. E. Taylor expressed concern that leaving the grass bonus in the ordinance may cause some confusion. He noted the landscaping requirements for parking in our current ordinance are adequate. Gabe Clark provided an example of how the new standards would affect the current mattress warehouse store. Motion by J. Ungerman, second by G. Churach and unanimously carried to recommend to the Board of Commissioners approval of the recommended changes to the parking standards as outlined in the memo dated January 7, 2019 regarding off-street parking requirements for retail use.

PUBLIC COMMENT – No public comments.

ADJOURNMENT – Motion by J. Ungerman, second by J. Bealer and unanimously carried to adjourn the meeting at 7:47 p.m.

Respectfully submitted,

Michelle L. Reddick
Planning & Zoning Administrator