

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

**JUNE 10, 2019**

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, June 10, 2019, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Ungerman, John Bealer, William Hewitt and Greg Churach present. Also present were Township Engineer Pete Eisenbrown and County Planner John Miklos. The meeting was called to order by Chairman Taylor at 7:00 p.m.

**APPROVAL OF MINUTES** – Motion by J. Ungerman, second by G. Churach and unanimously carried to approve the minutes of January 14, 2019 as corrected to remove William Hewitt's name as he was not in attendance at the meeting.

**KUMMERER TRACT SKETCH PLAN** – Jon Benson and Bo Erixson of Artisan Construction Company, LLC were present to discuss their revised master sketch plan for 279 single family residential lots on 112 acres. Proposals to the plan include: (1) existing township roads traffic study being performed; (2) Kummerer Road extension passed through development to a new exit northeast to Evans Road; (3) perk tests performed on site for storm water management qualifications; (4) developer request for internal road width reduction from 30 feet to 24 feet with no parking on streets; additional overflow parking spaces to be provided at various locations in development; (5) a homeowner's association to retain ownership and maintenance of interior roadways; (6) various walking trails identified on the plan with potential connections to existing surrounding trails; and (7) developer open to idea of potential walking trail to historic revolutionary war veterans cemetery on adjacent property with owner's permission. Comments from Township Engineer Pete Eisenbrown include: (1) requested developer provide architectural drawings of proposed facilities for review; (2) requested clarification of village green square foot areas as required per the Zoning Ordinance; (3) requested clarification on western property line in relation to abutment to Douglas Township, Berks County; (4) developer expects to perform construction in two phases identified as Kummerer Road and Evans Road; engineer recommends escrow account for Kummerer Road routing and construction be allocated to Phase 1 as well as storm water management; (5) next detailed preliminary plan proposal should include any waivers required versus township Zoning or Subdivision and Land Development Ordinance requirements; and (6) expressed concern regarding placement of some parking spaces at entrance to development off Pineford Road intersection. E. Taylor recommends developer provide pull-off parking space for bus service loading/unloading. J. Bealer noted sanitary sewer routing and possible upgrades to existing conveyance systems need to be identified to the satisfaction of our township engineer and should include possible extension of sanitary sewer line with termination at a manhole at Evans Road. G. Churach noted that 279 housing units will be a major impact to the township. In response to a question from G. Churach, J. Benson advised most lots consist of 6,600 square feet with some additional lots termed extra wide containing additional square footage.

**NEW BUSINESS** – W. Hewitt reported that he received many complaints from residents of Chestnut Grove Road neighborhoods concerning the P.A.L. carnival regarding not receiving notification from P.A.L. about the carnival. He further reported that residents are not opposed to P.A.L. activities per say, but communication is what most residents expected.

**ADJOURNMENT** – Motion by W. Hewitt, second by J. Ungerman and unanimously carried to adjourn the meeting at 8:50 pm.

Respectfully submitted,

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Michelle L. Reddick  
Recording Secretary/Planning & Zoning Administrator