

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

JULY 8, 2019

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, July 8, 2019, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with John Ungerman, John Bealer, William Hewitt and Greg Churach present. Also present was Township Manager Michelle Reddick. The meeting was called to order by Vice Chairman J. Ungerman at 7:00 p.m.

APPROVAL OF MINUTES – Motion by W. Hewitt, second by G. Churach and unanimously carried to approve the minutes of May 13, 2019 as written. Motion by G Churach, second b W. Hewitt and unanimously carried to approve the minutes of June 10, 2019 as written.

KUMMERER TRACT – UPDATE ON PROGRESS – Jon Benson and Bo Erixson of Artisan Construction Company, LLC were present to provide an update on the progress of the development. Mr. Benson advised the fiscal impact report has been completed and submitted which include a traffic report and information on the sanitary sewer for the development. M. Reddick agreed to provide copies to members via email. Mr. Benson further advised they have submitted plans for the Kummerer tract for 143 lots. He noted that any upgrades to the impeller at the Pineford Road pump station will be installed at their expense as in Phase 1. M. Reddick noted that improvements at the intersection of Chestnut Grove Road and Pineford Road will be necessary as this was part of the approval when the estate lot was subdivided back in 2015. J. Benson advised there is open space being proposed on the lower section of the development near the existing Kummerer farmhouse. He noted there will not be any waivers for storm water management; however, they prefer to address the storm water comments as part of the final plan. He also noted the NPDES permit application will be submitted next week. He advised the proposed internal roads are designed to be 24-foot wide with no parking along the streets so a waiver will be necessary for the reduced roadway widths. He noted they are providing off-street parking areas for 79 units which equates to approximately .3 spaces per unit but will be adding additional off-street parking spaces. He further noted most of the lots will be 6,600 square feet with some extra wide lots being 8,250 square feet. He advised trail connections need to be added, there is a proposed 5,000 square foot community center, and they are proposing a road widening of Pineford Road along their property boundary and a full overlay out to Farmington Avenue. J. Ungerman expressed concern regarding the shared driveway access for lots 126, 127 and 128. In response to a question from J. Ungerman, J. Benson advised a homeowner's association will be responsible for snow removal including streets, and sidewalks. In response to another question from J. Ungerman, J. Benson advised they will be reconfiguring the open space areas. In response to a question from G. Churach concerning the overlay of Pineford Road, J. Benson advised they plan to use the same specifications the Township proposed to use for the road work on Pineford Road. J. Benson advised they are still looking at an overall plan for 279 units but have only submitted plans for the Kummerer Tract. G. Churach expressed concern with dumping traffic out onto Evans Road. They discussed the possibility of making Kummerer Road a right out only when the second plan is considered.

J. Bealer questioned whether the age qualified Ordinance was written to apply to another parcel or just the Kummerer parcel. J. Benson explained provided the parcel being developed meets the criteria of the age qualified ordinance, it can be developed as age qualified. J. Ungerman encouraged members to read the email sent by E. Taylor concerning the fiscal impact report. J. Benson advised they will attend next month's meeting hoping to obtain a recommendation for preliminary approval of the plans.

ADJOURNMENT – Motion by W. Hewitt, second by C. Churach and unanimously carried to adjourn the meeting at 7:43 pm.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary/Planning & Zoning Administrator