

The **Upper Pottsgrove Planning Commission Meeting** was held on **Thursday, November 6, 2025**, at the Lower Pottsgrove Township Building, 2199 Buchert Road with Wayne Weaver, Matt Hartzell, and Chris Mullen present. Also, present were the Township Solicitor, Eric Frey & Themis Galanos, Township Engineer, Mark Borthwick, and Township Manager, Michelle Reddick. The meeting was called to order by solicitor E. Frey.

APPROVAL OF MINUTES – Motion by C. Mullen, second by W. Weaver and unanimously carried to approve the September 4, 2025, minutes as presented.

NEW BUSINESS –

- A. Coolidge Commons ~ Subdivision #02-2025: Present were** Richard Almquist, Jr., the attorney representing the applicant, and Chris Falencki from McCarthy Engineering. The engineer & attorney went over the township engineer’s review letter and discussed issues and concerns on both sides on zoning, sloops and Coolidge access. Waivers will be needed. Township solicitor advised that their 30-day extension expires 12/6/25 so an extension is needed prior to BOC Meeting on 11/17/2026. **C. Mullen made a motion, second by W. Weaver and unanimously carried to support the extension if passed at Decembers BOC meeting. Absent of receipt of extension by 11/14/25 will be denied.**
- B. MG Land Management:** Engineer John Aston, representing the applicant mentioned they got a variance for a home occupation for a small landscaping business with 4 employees along with a 50x100 Pole Barn. He mentioned the owner planned to put an apartment in the back. Township solicitor said he didn’t plan to; he already made the improvements and advertised renting it. He was told by township code official Paul he has to remove the kitchen & use for space. **C. Mullen made a motion, second by W. Weaver and unanimously carried to recommend to BOC to waive the land development per the conditions stated in LTL letter dated 10/31/2025.**
- C. Master Ventures:** . **C. Mullen made a motion, second by W. Weaver and unanimously carried to recommend to the BOC approval of 180-day extension.**
- D. 14 Steinmetz Rd:** To be added to Agenda for discussion.
M. Hartzell made a motion, second by C. Mullen, and unanimously carried to add ZHB #04-2025 to agenda as item D for discussion.
M. Hartzell made a motion, second by C. Mullen and unanimously carried to recommend to BOC to oppose the application.

OLD BUSINESS – None

PUBLIC COMMENT –

Charles Liss (1197 N. State St) He has lived there since 1989 and at that time the street was a 2-way street. When the development came in, it became a dead end. The board agreed to keep it a dead-end street & build a cul-de-sac. The cul-de-sac was supposed to be build back when Upland Square Mall was put in but never was done. All they did was put a gate up, but they would just go around it. He wanted to know what the Planning Commission was going to do

about State Street. Township solicitor responded and told him that the BOC gave the developer direction to put the cul-de-sac bulb in. We are currently still waiting for the developer to bring those plans. Charles mentioned there are 19 homes on that street, they don't have lights or sidewalks, and they do have children that walk that street to get the bus.

BOARD COMMENTS – W. Weaver mentioned to the audience that the PC did review & recommended dead end street with cul-de-sac on N. State Street.

ADJOURNMENT – Motion by W. Weaver, seconded by M. Hartzell and unanimously carried to adjourn the meeting at 7:10 p.m.

Respectfully submitted,

Sherri Griffith

Sherri Griffith

Planning & Zoning Administrative Assistant