

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

August 13, 2007

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, August 13, 2007, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller, John Bealer and John Ungerman present. Also present were Township Manager Jack Layne, Recording Secretary Michelle Reddick, Township Engineer John Theisen and County Planner Mike Narcowich. The meeting was called to order by Chairman Taylor at 6:00 p.m. There were 12 people in the audience.

APPROVAL OF MINUTES – A motion by Miller, seconded by Bealer, to approve the minutes of July 9, 2007, as written. All aye votes.

#4-07 PASCAL ANNEXATION PLAN – Engineer Nicole Greenway from Bursich Associates was present to discuss the preliminary plans dated May 23, 2007. She explained that the applicant is proposed to annex two existing parcels located on Grandy Road to the east of Gilbertsville Road and south of Mickletz Drive. She also noted that Parcel B is landlocked and this will be remedied by taking land from Parcel A and annexing it to Parcel B to create frontage on Grandy Road. To compensate for this, land from Parcel B will be annexed to Parcel A which has an existing dwelling. Mr. Miller noted that this matter was reviewed years ago and it was denied. In response to a question from Mr. Taylor, Ms. Greenway advised they are proposing separate sewer laterals out to the force main on Gilbertsville Road. Mr. Taylor noted that the annexation proposal cannot be approved without legal access to a public road. Ms. Greenway advised they are still trying to gather information to determine if there is legal access. Mr. Theisen noted the applicant needs to demonstrate that they have one developable acreage in order to go forward with their proposal. Mr. Ungerman suggested making access from both lots onto Grandy Road if it is determined that Grandy Road is not abandoned. In response to another question from Mr. Taylor, Mr. Theisen advised there are several stormwater comments but none too significant that they could not be addressed. It was agreed that the applicant's engineer would gather additional information on Grandy Road and move forward with additional work on the plan.

#9-04 SUMMER GROVE SUBDIVISION – datum adjustment – Engineer Steve Gallo of Rouse/Chamberlin was present to discuss the minor field change to the final plans for Summer Grove. He explained an adjustment to the benchmark was necessary due to an over abundance of soil on the site. Mr. Theisen further explained that this is an adjustment of the elevation levels and if approved, the change would be included in the as-built drawings for the subdivision. In response to a question from Mr. Bealer, Mr. Theisen advised that since the elevation levels will come up one foot so will all the stormwater facilities. The Planning Commission did not see any problems with the datum adjustment to the plan. Mr. Taylor explained that this minor change to the plan would be reviewed and approved by the Board of Commissioners.

#3-01 HIGHVIEW II SUBDIVISION – The Planning Commission reviewed changes to the final approved plan. Mr. Theisen advised that the detention basin was made too small. He also explained the changes to the plan included: (1) reducing the size of the basin; (2) raising the berm to add more volume to the basin; (3) lowering the outlet so that the water will exit the basin sooner; and (4) increasing the size of the emergency spillway so that it can pass more water. Based upon the information reviewed and the Township Engineer's recommendation, the

#3-01 HIGHVIEW II SUBDIVISION (cont'd.) – Planning Commission acknowledged their approval of the changes to the plan. A motion by Ungerman, seconded by Bealer, to recommend to the Board of Commissioners approval of the revised final plans dated July 17, 2007. All aye votes.

#2-04 409 EVANS ROAD SUBDIVISION – revised final plans – Developer Ragesh Patel and his engineer John Aston from Aston Surveyors/Engineers were present to discuss the revised final plans. The Planning Commission reviewed revised final plans dated August 2, 2007 as well as comments from the Township Engineer and the Montgomery County Planning Commission. Mr. Miller expressed concern that the Township Engineer has recommend the fore bay not be provided with under drains. Mr. Theisen provided a brief explanation as to why he is making this recommendation. In response to another concern expressed by Mr. Miller, Mr. Patel advised that information will be provided regarding the homeowner's association. County Planner Mike Narcowich noted that information concerning responsibility for monitoring the conservation easement and details of the arrangement should be provided. He also noted the basin plantings need to be moved as they are still less than 30 feet from the outlet/drain structure. Mr. Miller suggested that information be included in the homeowner's association documents restricting the use of chemicals for ice removal and suggested the use of sand or kitty litter as an alternative. He also suggested the information regarding outbuildings be included in the homeowner's association documents. Mr. Narcowich advised the note on the plan only restricts the use of accessory buildings on the proposed lots and not accessory uses such as pools. He suggested the note should be revised to also restrict accessory uses on the proposed lots. **Diana Updegrove, 1404 Farmington Avenue**, suggested the language should restrict accessory uses that affect impervious coverage and this information should be into the deed as well as the homeowner's association documents. It was noted the developer already agreed to do this. **Michael Stewart, Evans Road**, noted that the developer is reducing stormwater runoff and expressed concern that this will reduce the flow of water into his pond. Mr. Taylor explained that the volume of water will not be reduced but the speed at which water runs off the property will be reduced. He further explained that the amount of water that just rushes out there in a storm and tears up everything will be reduced; instead, the water will be caught and released at such a point where it slows it down. He further explained that some of the water running off the property will infiltrate which is what we want; therefore, the groundwater will still reach his property. A motion by Miller, seconded by Bealer, to recommend to the Board of Commissioners approval of the revised final plans dated August 2, 2007, subject to the following conditions: (1) compliance with all conditions and comments set forth in the Township Engineer's letter dated August 13, 2007; (2) compliance with all conditions and comments set forth in the Montgomery County Planning Commission's letter dated July 6, 2007; (3) revising Note 16 on the plan to also restrict the construction of accessory use that affect impervious coverage on the proposed building lots; and (4) adding a note to the plan restricting the use of chemicals for ice removal (suggested uses could be sand or kitty litter) and incorporating this restriction into the homeowner's association documents. All aye votes. The Planning Commission also reviewed waived requests as outlined in a letter dated August 9, 2007. Based upon a recommendation from the Township Engineer, a motion by Miller, seconded by Ungerman, to recommend to the Board of Commissioners approval of the waiver requests as outlined in the letter from Aston Surveyors/Engineers, Inc. dated August 9, 2007. All aye votes.

RETAIL OFFICE DISTRICT - County Planner Mike Narcowich provided a memo dated August 13, 2007 outlining comments from the design planner regarding the proposed Retail Office District. He also provided a sample sketch of a retail office district on a property located off Farmington Avenue. Mr. Narcowich noted the proposed ordinance will replace the current Commercial Office Zoning District. The Planning Commission reviewed and addressed the comments from the design planner as outlined. It was agreed to require more than one building to be located along the street when proposing a multi-building lot. It was agreed to keep the tract buffer requirement at 35 feet but allow the side yard to be included in the calculation of tract buffer. It was agreed to increase the proposed 5 foot parking setback from buildings. It was agreed to require more parking in the rear of the buildings for new development. It was agreed to be more specific for the parking view reduction. It was suggested that maybe a traffic study could be required based upon use and location. It was agreed that the design standards were adequate. In response to a question from **Diana Updegrave, 1404 Farmington Avenue**, Mr. Narcowich advised that a grass-covered berm is required to screen parking. Mr. Narcowich agreed to provide a revised draft with changes discussed for the next meeting.

RIPARIAN CORRIDOR ORDINANCE – No new information was available for discussion.

Diana Updegrave, 1404 Farmington Avenue, referenced the new commercial development proposed off of State Street and questioned whether there was any discussion of opening Commerce Drive to State Street. Mr. Taylor advised that this was looked into but there were issues concerning the steep slopes involved and private property issues.

ADJOURNMENT – A motion by Miller, seconded by Ungerman, to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary