

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

July 13, 2009

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, July 13, 2009, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller, John Ungerman, John Bealer and Donald Nice present. Also present were Township Manager Jack Layne, Township Engineer John Theisen, County Planner Mike Narcowich and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 6:01 p.m. There were 3 people in the audience.

APPROVAL OF MINUTES – A motion by Ungerman, seconded by Nice, to approve the minutes of June 8, 2009, as written. All aye votes.

R-2 ZONING ORDINANCE AMENDMENT – Mr. Taylor explained the proposed changes will allow for a variety of housing types throughout the Township in R-2 zoning areas. He further explained the changes also include adding additional open space standards which require 40 percent of the property to be designated as open space. In response to a question from Mr. Miller, Mr. Taylor advised the changes require a minimum of 15 acres in order to develop which limits the areas where this type of development would be allowed. Mr. Narcowich advised the proposed changes are in compliance with the Regional Comprehensive Plan for density that has already been approved. Mr. Nice noted that many garages being built today are not big enough and expressed concern that a ¼ acre of land may not be suitable for a unit and a garage for the unit that is large enough for storage. Mr. Taylor noted that public water and sewer would be required as well as 1,500 feet of road frontage. Mr. Theisen expressed concern regarding the regulation to limit fences to the rear yard and not allow for chain link or wooden fences. **Diana Updegrove, 1404 Farmington Avenue**, explained there is a development near Hickory Park that has different types of fences, and noted it is not very attractive. Mr. Taylor suggested adding language to require fences to be uniform in color and size. Mr. Theisen suggested not allowing fences. Mr. Nice noted that fences are a good idea for privacy and expressed concern about not allowing fences. The Planning Commission agreed to revise the changes to the proposed ordinance so that fences are not permitted on residential lots. Mr. Miller expressed concern regarding the language in Section 350-82.B.1(e) concerning the façade facing materials for adjacent twin structures. The Planning Commission agreed the language in this section needs to be clarified. **Diana Updegrove, 1404 Farmington Avenue**, noted that she agrees with the requirement for off-street parking spaces. Mr. Ungerman expressed concern that .5 off-street parking spaces per dwelling unit may not be enough and recommended changing the requirement to one off-street parking space. Mr. Narcowich noted there could be a requirement for parking in reserve which is already part of the existing ordinance. The Planning Commission agreed to revise the proposed ordinance to require one off-street parking space per dwelling unit. **Diana Updegrove, 1404 Farmington Avenue**, questioned how the proposed changes came about and whether the changes will affect the Bachman property. Mr. Taylor advised the proposed changes will not affect the Bachman property which has an underlying zoning of R-1 but was grandfathered under R-2 zoning. A motion by Ungerman, seconded by Miller, to recommend to the Board of Commissioners approval of the proposed changes to the R-2 zoning ordinance with additional changes to include correcting any typographical errors, requiring one off-street parking space per dwelling unit, revising the language in Section 350-81.C.4 to not permit fences on residential lots, and clarifying the language in Section 350-82.B.1(e). All aye votes.

Mr. Ungerman noted that he was glad to see that Thompson’s Automotive Recycling obtained approval from the Zoning Hearing Board.

ADJOURNMENT – A motion by Nice, seconded by Miller, to adjourn the meeting at 7:06 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary