

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

**September 14, 2009**

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, September 14, 2009, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller, John Bealer and Donald Nice present. Also present were Township Manager Jack Layne and Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 6:00 p.m. There were 3 people in the audience.

**APPROVAL OF MINUTES** – A motion by Nice, seconded by Bealer, to approve the minutes of July 13, 2009, as written. All aye votes.

**#1-09 HARTMAN SUBDIVISION – Snyder Road** – Mr. Taylor explained that this property is being subdivided in order for the Township to purchase over 20 acres of the property for open space. The Planning Commission reviewed minor subdivision plans dated August 4, 2009 as well as review comments from the Township Engineer and the Montgomery County Planning Commission. The Planning Commission agreed that all subdivision and land development information outlined in the Township Engineer's letters need to be included on the plan. In response to a question from Mr. Nice, Mr. Miller advised that "dimensioned" means measured out. Mr. Taylor noted comments 3 and 4 in the Township Engineer's letter would be waivers with the exception of the requirement to show lot lines for lots 1 and 2. Mr. Taylor further noted comments 5, 6, 7, 10 and 11 in the Township Engineer's letter would be waivers and comment 9 is a mute point since the Township did receive a review letter from the Montgomery County Planning Commission. All other comments would have to be addressed. In reviewing comments from the Montgomery County Planning Commission, the Planning Commission noted comments B, C, E and F.3 would be waivers, comment A is a mute point, and comment D is premature. All other comments would be addressed. A motion by Miller, seconded by Nice, to recommend to the Board of Commissioners approval of the following waivers: (1) a waiver from Section 310-7.C to not provide further information on or within 100 feet of the tract boundary; (2) a partial waiver from Section 307.C(2)(g) to not provide building setback lines and side and rear lot lines for Lot 3; (3) a waiver from Section 310.7.C(2)(n) to not provide delineation of wetlands; (4) a waiver from Section 310-7.D(1)(b) to not identify species and size of freestanding trees greater than 8" dbh; (5) a waiver from Section 310-7.D(3) to not identify scenic views onto and from within the tract; (6) a waiver from Section 310-21.A(1)(a) to not provide sidewalks along Snyder Road; (7) a waiver from Section 310-21.B(1) to not provide curbs along Snyder Road; (8) a waiver from 310-35.A to not provide additional monuments on the ultimate right-of-way line of Snyder Road at Curves A, B, C and E; (9) a waiver from Section 350-192.C.1 to not identify wetlands on and abutting the site; (10) a waiver from Section 350-71.A to not provide the existing building coverage levels; (11) a waiver from Section 350-36.A and 310-37.C.1(g) to not require steep slopes be shown on the plan; and (12) a waiver from Section 310-7.D(5) to not provide general outlines of buildings, land use and natural features within 500 feet of the tract. All aye votes. A motion by Miller, seconded by Bealer, to recommend to the Board of Commissioners approval of the minor subdivision plans subject to satisfactory completion of all the outstanding items in LTL Consultant's letter dated August 28, 2009 and the Montgomery County Planning Commission's letter dated August 31, 2009 with the exception of the comment from the County's letter concerning the building envelope for Lot 2 and the on-site parking area. All aye votes.

**R-2 ZONING ORDINANCE AMENDMENT** - Mr. Taylor advised that the proposed ordinance is scheduled for a public hearing before the Board of Commissioners on Monday, October 16, 2009, and therefore, the Planning Commission needs to review and make a recommendation on the final draft of the proposed ordinance. Mr. Taylor noted the additional changes made since the Planning Commission last reviewed the proposed ordinance include: (1) allowing the Homeowners Association to make the decision concerning fences rather than not allowing fences; (2) clarifying the language for front façade building exterior; and (3) changing the requirement for additional parking spaces for visitors back to ½ space. A motion by Bealer, seconded by Nice, to recommend approval of the R-2 zoning ordinance amendment with the following changes: (1) revise the language in Section 350-81.C.4 to say that the Homeowners Association shall establish like materials and design standards for such fences but these standards will not be any less restrictive than the Township’s general fencing requirements; (2) review Section 350-82.B.1© to say that one (1) facing material shall not comprise more than ninety percent (90%) of the front façade and the two adjoining dwelling units of a twin structure shall present a uniform front facing using the same facing materials; and (3) revise Section 350-83.B.1(3)(a) to say the final location of passive open space shall be determined by the Board of “Commissioners”, not Board of “Supervisors”. All aye votes.

**ADJOURNMENT** – A motion by Nice, seconded by Miller, to adjourn the meeting at 6:52 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick  
Recording Secretary