

**MINUTES OF THE PLANNING COMMISSION  
UPPER POTTSBRO TOWNSHIP**

**June 14, 2010**

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, June 14, 2010, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, Herb Miller, John Bealer, John Ungerman 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 6:03 p.m. There were 4 people in the audience.

**APPROVAL OF MINUTES** – A motion by Nice, seconded by Ungerman, to approve the minutes of April 12, as written. All aye votes.

**ZHB #1-10 BRUCE STOUTD** – The applicant has requested a variance from Section 350-20(B)(C) of the Zoning Ordinance in order to install a storage shed on his property located at 831 Farmington Avenue. The storage shed would have a 6.5 foot setback instead of the required 10 foot setback from property lines. Mr. Stoutd was present to discuss his application. He explained that through a recent survey of the property lines, it was determined that his storage shed is on his neighbor's property, and therefore needs to be relocated. The Planning Commission agreed to take no official action on this application.

**GRIM SUBDIVISION** – This property located at the southeast corner of North Hanover Street and Mangers Mill Road is being subdivided in order for the Township to obtain open space along with a trail easement and a reduced restriction easement. The property comprises of 20.572 acres and is to be divided into Lot 1A with 1.000 acres and an existing dwelling, Lot 1B with 0.585 acres (to be annexed to Lot 1A), and Lot 2 with 18.987 acres which will constitute open space. Part of Lot 2 is a 3.000 acre area with an existing dwelling which will constitute a reduced restriction easement. There will also be a 20 foot trail easement along the eastern boundary. No development is being proposed. Mr. Theisen explained that waivers are appropriate since the property is staying as is with no proposed development, and the subdivision will benefit the Township for open space purposes. Mr. Theisen further explained that he would not recommend a waiver from the requirement for concrete monuments. A motion by Miller, seconded by Ungerman, to recommend to the Board of Commissioners approval of the following waivers: (1) a waiver from Section 310-7.C requiring information within 100 foot of the tract boundary to be shown on the plan; (2) a waiver from Section 310-7.C(2)(g) requiring setback lines to be shown for Lot 2; (3) a waiver from Section 310-7.C(2)(n) requiring a wetlands delineation; (4) a waiver from Section 310-7.D(1)(b) requiring the size and species of trees over 8" DBH to be shown on the plan; (5) a waiver from Section 310-7.D(3) requiring scenic views to be shown on the plan; (6) a waiver from Section 310-7.D(5) requiring additional features within 500 feet of the tract to be shown on the plan; (7) a waiver from Section 310-21.A(1)(a) requiring sidewalks; and (8) a waiver from Section 310-21.B(2) requiring curbing. All aye votes. A motion by Nice, seconded by Ungerman, to recommend to the Board of Commissioners preliminary/final plan approval of the proposed subdivision subject to satisfactory completion of the items outlined in LTL Consultant's letter dated May 28, 2010 with the exception of the waivers listed not to include the waiver for concrete monuments as the Planning Commission

**GRIM SUBDIVISION** (cont'd.) - concurs with the Township Engineer that monuments should be installed as they are an important part of defining the ultimate right-of-way line, points of curvature and easements. All aye votes.

**ADJOURNMENT** – A motion by Ungerman, seconded by Nice, to adjourn the meeting at 6:26 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick  
Recording Secretary