

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

June 9, 2014

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, June 9, 2014, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Bealer, John Ungerman and William Hewitt present. Also present was Recording Secretary Michelle Reddick. The meeting was called to order by Chairman Taylor at 7:00 p.m. There were 2 people in the audience.

APPROVAL OF MINUTES – A motion by Ungerman, seconded by Hewitt, to approve the minutes of May 15, 2014 as written. All aye votes.

PROPOSED ORDINANCE – WOOD BOILERS – Chairman Taylor explained that the proposed ordinance would regulate wood boilers and a public hearing has been advertised for Monday, July 21, 2014. He further explained that the Planning Commission, as a matter of process, must review the proposed ordinance and make a recommendation to the Board of Commissioners. The proposed ordinance would allow outdoor solid fuel burning furnaces in any zoning district; however a conditional use would be required and certain standards would need required under the conditional use. The proposed ordinance also includes the conditional use standards which would regulate the required distance it has to be located from property lines and the height of the stack, the type of fuel that can be used, the time period in which it can be used and operated, how it should be installed and operated, the regulations that the use and operation must be in compliance with, and the prohibited fuel uses. In response to a question from **Diana Updegrove, 1404 Farmington Avenue**, Mr. Taylor explained that the State regulations for wood boilers do not regulate home operations. Mrs. Updegrove also suggested the Township consider updating the regulations for open burning to include the distance open burning must be from buildings and the size of the area allowed for open burning. Mr. Taylor agreed to look into this matter. After a brief discussion regarding the proposed ordinance, a motion by Ungerman, seconded by Bealer, to recommend to the Board of Commissioners approval of the proposed amendment to the Zoning Ordinance to regulate wood boilers. All aye votes.

ADJOURNMENT – A motion by Ungerman, seconded by Hewitt, to adjourn the meeting at 7:14 p.m. All aye votes.

Respectfully submitted,

Michelle L. Reddick
Recording Secretary