

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

September 14, 2015

The regular meeting of the Upper Pottsgrove Planning Commission was held on Monday, September 14, 2015, at the Upper Pottsgrove Administrative Office, 1409 Farmington Avenue, with Elwood Taylor, John Ungerman and John Bealer present. Also present were Township Engineer Pete Eisenbrown, Township Manager Carol R. Lewis, Recording Secretary Michelle Reddick and Montgomery County Planner Donna Fabry. The meeting was called to order by Chairman Taylor at 7:00 p.m.

APPROVAL OF MINUTES – Motion by J. Ungerman, seconded by J. Bealer and unanimously carried, to approve the minutes of the July 13, 2015 meeting as written.

OLD BUSINESS:

#2-12 CITADEL FEDERAL CREDIT UNION – P. Eisenbrown explained that the Township is still holding the letter of credit for this project which has been completed for some time now. Therefore, he is recommending the release of the letter of credit. He further explained that there was no dedication to the Township, and the project has been in place for over a year. Therefore, he is also recommending that a maintenance bond not be required for this project. Motion by J. Ungerman, seconded by J. Bealer and unanimously carried to recommend to the Board of Commissioners that they authorize the release of the letter of credit for Citadel and waive the maintenance bond for this project.

NEW BUSINESS:

OFFICIAL MAP PRESENTATION – Regional Recreation Coordinator Justin Keller was in attendance to discuss an official map. He explained that an official map, along with a zoning ordinance and subdivision and land development ordinance, are utilized to implement the comprehensive plan. It is an official map is a combined map and ordinance designed to implement the goals and community vision set forth in the comprehensive plan. It shows the locations of planned future public lands and facilities such as transportation, recreational parks and trails and open space, and it expresses the municipality's interest in acquiring these lands for public purposes at some future time. However, it does not mean the Township is obligated to do any of the items listed on the official map, but it provides the municipality with the ability to do so if they so choose. An official map may contains public streets and pedestrian access, public parks and open space, public transit rights-of-way and flood control areas. E. Taylor explained that it is a planning tool, but cannot dictate or make a property owner do something they don't want to do on their property. C. Lewis explained that it provides the ability to bring all pieces of the Township together (i.e., planning, development, trails, open space, infrastructure, etc.). J. Keller also noted that an official map can strengthen grant applications for open space and trails. E. Taylor noted that he would like to first discuss this with the Board of Commissioners in order to get their feedback prior to moving forward. In response to a question from E. Taylor, D. Fabry advised there are not many official maps throughout the State, probably only about 50-60. J. Keller suggested that someone take time and come up with a preliminary map, have several meetings with the Planning Commission, Board of Commissioners and the public before actually proceeding with an official map. In response to a question from J. Bealer, E. Taylor noted the costs would be minimal. In response to a question from J. Ungerman, J. Keller advised that he is approaching municipalities that have more growth potential. C. Lewis explained this issue came up while Herb was having discussions on acquiring certain open space easement and also during the recent discussion of the road realignment with the Kummerer Tract minor

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subdivision. The Planning Commission agreed that E. Taylor should have a discussion with the Board of Commissioners about proceeding with an official map.

ADJOURNMENT – Motion by J. Ungerman, seconded by J. Bealer and unanimously carried to adjourn the meeting at 7:40 p.m.

Respectfully submitted,

Michelle Reddick
Recording Secretary