

MEETING MINUTES OF THE
**PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**
June 12, 2019

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Wednesday, June 12, 2019. The meeting was called to order by Chair Frank Cebular at 6:30 p.m. and the following were in attendance:

Frank Cebular, Chair	Edward Wagner, Township Manager
Ronald Dinnocenti, Vice Chair	Chad Camburn, Township Engineer
Scott Fulmer	
Anthony Cherico	

Mr. Cebular announced the meeting was being recorded.

APPROVAL OF MINUTES

Mr. Dinnocenti made a motion to approve the minutes of the April 15, 2019 regularly scheduled meeting of the Lower Pottsgrove Township Planning Commission. Mr. Fulmer seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

ACCEPTANCE OF NEW APPLICATIONS -None

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW-None

AUTHORITY BUSINESS – None

PLANNING & ZONING –

ORDINANCE NO. 344- AN ORDINANCE OF LOWER POTTS GROVE TOWNSHIP, MONTGOMERY, PENNSYLVANIA, AMENDING SECTION 250-72, AREA, WIDTH AND YARD REGULATIONS, OF ARTICLE XI, PRESERVATIONS SUBDIVISION DISTRICT, OF CHAPTER 250, ZONING, OF THE CODE OF THE TOWNSHIP OF LOWER POTTS GROVE, AS AMENDED.

Township Manager Edward Wagner informed Planning Commission members the Spring Valley Farms Development is located in the R-1 Zoning District with a Preservations Subdivision District (PSD) Overlay. When the PSD was created in 2014 there was no maximum building coverage defined which then reverts back to the R-1. The maximum building coverage in the R-1 is 15%. A typical building lot at Spring Valley Farms averages approximately 30% building coverage. It is proposed in the amended ordinance to allow up to 35% building coverage in the PSD.

Mr. Wagner explained that the land development plan that was approved for Spring Valley Farms accounted for homeowners to construct decks, patios etc. within the existing the building envelope. The builder has decided to construct larger homes which in turn occupied the entire building envelope. Under Section 250-22 of the Zoning Code, homeowners are allowed to encroach up to 40% of the existing depth or width of the yard. The majority of the lots have the minimum rear yard

setback of 20' which will allow for a maximum 8' wide deck/patio etc. In the proposed ordinance this would expand the encroachment up to 50% of the rear yard but must maintain a 10' rear yard setback at all times. By allowing this change this would permit lot owners with the minimum 20' rear yard to construct a 10' wide deck/patio etc. instead of asking for zoning relief from the Zoning Hearing Board. Mr. Wagner stated it is important to note these two changes impact all current or future developments in the PSD.

Mr. Dinnocenti made the motion to recommend Ordinance No. 344 to the Board of Commissioner to consider at their July 1st meeting. Mr. Cherico seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

ANNOUNCEMENTS - None

ADJOURNMENT:

Mr. Dinnocenti made a motion to adjourn the meeting. Mr. Cherico seconded. The public meeting adjourned at 6:39 p.m. The next regularly scheduled meeting is Monday, July 15, 2019 at 6:30 p.m.

Respectfully submitted,



Edward C. Wagner
Township Manager