



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

February 25, 2013

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, February 25, 2013. The meeting was called to order by Chair, Frank Cebular, at 6:30 p.m. and the following were in attendance:

Frank Cebular, Chair
William Wolfgang
Anthony Cherico
Brian Brentzel

Alyson Elliott, Assistant Manager
Chad Camburn, Bursich Associates, Inc.

REORGANIZATION

A motion was made by Mr. Wolfgang, seconded by Mr. Cherico, and unanimously approved by a 4—0 vote, to elect Mr. Cebular chair of the Planning Commission for 2013.

A motion was made by Mr. Brentzel, seconded by Mr. Wolfgang, and unanimously approved by a 4—0 vote, to elect Mr. Dinnocenti vice chair of the Planning Commission for 2013.

APPROVAL OF MINUTES

A motion was made by Mr. Wolfgang, seconded by Mr. Cherico, and unanimously approved by a 4—0 vote, to approve the minutes of July 16, 2012, which was the latest meeting of the Planning Commission.

ACCEPTANCE OF NEW APPLICATIONS – *None.*

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW – *None.*

GRADING PERMITS – *None.*

AUTHORITY BUSINESS – *None.*

PLANNING & ZONING

Ms. Elliott provide an update on several Regional Planning Committee Updates, including:

1. Comprehensive Plan Update

2. MCPC Model Sign Ordinance (LED and Billboards)
3. DVRPC Local Highway Capacity Analysis
4. Regional Recreation

Ordinances: Ms. Elliott distributed the following ordinances to members of the Planning Commission for review and discussion at the next meeting.

- Natural Features Ordinance, riparian buffer corridor and steep slope sections (Zoning)
- Grading Ordinance (Stand-A-Lone or SALDO)
- Landscaping Ordinance (SALDO)

Ms. Elliott and Mr. Camburn also discussed the status of the full natural features ordinance, including the need to update the Township's floodplain ordinance, which will be part of the natural features ordinance, to comply with FEMA's requirements. Mr. Camburn said Bursich recommends that the Township and many of the other municipalities they work with to adopt floodplain ordinances that look very similar to Montgomery County's draft ordinance. Ms. Elliott also gave an update on the Sanatoga Interchange ordinances.

ANNOUNCEMENTS

Ms. Elliott announced that the Board of Commissioners would be hearing the following presentations and invited members of the Planning Commission to attend:

- March 4, 2013 (6 p.m.) Presentation by Homsher Hill, RE: New design for Spring Valley Farm Subdivision
- March 21, 2013 (6:30 p.m.) Presentation by John Cover, MCPC, RE PMRPC Fiscal Impact Study

GOOD OF THE ORDER – *None.*

NEXT MEETING: **Monday, March 18, 2013, at 6:30 p.m.**

2013 Meeting Schedule

March 18	April 15
May 20	June 17
July 15	August 19
September 16	October 21
November 18	December 16

There being no other business, the meeting was adjourned at 7:12 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager