MEETING MINUTES OF THE

PLANNING COMMISSION OF
LOWER POTTSGROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

June 17, 2013

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, June 17, 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	Alyson Elliott, Assistant Manager
William Wolfgang	Chad Camburn, Bursich Associates, Inc.
Brian Brentzel	Joseph Nixon, MCPC

APPROVAL OF MINUTES
A motion was made by Mr. Wolfgang, seconded by Mr. Brentzel, and unanimously approved by a 3—0 vote, to approve the minutes of March 18, 2013, 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

1338 Lynn Drive Planning Module, Component 4a

> **ACTION:** A motion was made by Mr. Wolfgang, seconded by Mr. Brentzel, and unanimously approved by a 3—0 vote, to approve the signature of Component 4a for the 1338 Lynn Drive Planning Module, which will require two EDUs to permit the development of two single family residences.

PLANNING & ZONING

Impact of Potential Land Development Projects on Lower Pottsgrove Township

The Planning Commission and staff discussed how development proposals would impact the Township, based on the Pottstown Metropolitan Regional Planning Commission's Market Analysis and Fiscal Impact Study. Each of the varying types of development proposals, when run through the fiscal impact model by members of the Montgomery County Planning Commission, would have a negative impact on Lower Pottsgrove's short term

and long term fiscal health. As a result the study concluded that Lower Pottsgrove Township should not develop any further so long as taxation, fees, and zoning remains the same. That being said, there are opportunities where the Township can improve its prospects of not having to raise taxes for existing residents and businesses in order to support new development.

Ms. Elliott said that after reviewing the results of the fiscal impact model for the various development proposals, she asked the representatives of the Montgomery County Planning Commission what the best way to start looking at this issue would be, given that the Township is experiencing renewed interest from developers. This renewed interest, however, is tempered by the fact that PennDOT will not issue HOPs for any developments in the Sanatoga Interchange area until new ramps are built and the fact that the Township is still under a consent order for sanitary sewer.

Before fine-tuning the draft zoning ordinances, they recommended looking into ways to raise revenue and one of the most obvious sources, based on sheer potential for costs, is infrastructure improvements. The PA Municipalities Planning Code permits a transportation impact fee to be assessed to all developers based on the number of peak hour trips. The fee would be put toward off-site road infrastructure improvements, such as road widening, traffic signalization, intersection improvements, and highway interchange improvements.

The Planning Commission and staff discussed the merits of implementing a transportation impact fee and how they work. The first step in the process would be starting transportation impact fee study to determine whether an impact fee is appropriate for the Township and justify the setting of a fee.

> **ACTION:** A motion was made by Mr. Wolfgang, seconded by Mr. Cebular, and approved by a 2—1 vote, with Mr. Brentzel voting nay, to recommend the Board of Commissioners look into a transportation impact fee study.

ANNOUNCEMENTS – *None.*

GOOD OF THE ORDER – *None.*

NEXT MEETING: **Monday**, *July 15, 2013, at 6:30 p.m.*

2013 Meeting Schedule

July 15	August 19
September 16	October 21
November 18	December 16

There being no other business, the meeting was adjourned at 7:22 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager