



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

September 16, 2013

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, September 16, 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

Alyson Elliott, Assistant Manager
Joseph Nixon, MCPC

APPROVAL OF MINUTES

A motion was made by Mr. Wolfgang, seconded by Mr. Cherico, and unanimously approved by a 3—0 vote, to approve the minutes of July 15, 2013, which was the latest meeting of the Planning Commission, subject to corrections per Mr. Cebular.

ACCEPTANCE OF NEW APPLICATIONS – *None.*

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW – *None.*

GRADING PERMITS – *None.*

AUTHORITY BUSINESS – *None.*

PLANNING & ZONING

Transportation Impact Fee Study: Ms. Elliott provided the members of the Planning Commission with a draft resolution for the establishment of a Transportation Impact Fee Study Committee. She said staff has been in contact with members of the development community and has had a number agree to serve in some capacity on the study committee in addition to the members of the Planning Commission and any other community members the Board of Commissioners would like to appoint to the committee. She stated that the Board of Commissioners is very cautious about starting this process and is not sure when or if they will agree to pursuing it.

Zoning Amendments Proposal: Ms. Elliott presented the Planning Commission with two memorandums. The first suggests recommended immediate changes to the Zoning and/or Subdivision and Land Development ordinances and the second makes recommendations for mid-term and long-term revisions to the ordinances. She explained that the Township has embarked on rewriting the entire zoning ordinance; however, since it is a long-term process, staff has recommended certain changes be adopted sooner.

She explained that some changes for the short-term would be good to help the Township make the development process a bit smoother or to help ease some development pressures in light of the recent fiscal impact study. These changes include:

- Changing use-related special exceptions to conditional uses to put decisions regarding uses in the hands of the Board of Commissioners. Mr. Wolfgang also noted that since the Board of Commissioners meetings twice a month rather than once a month for the Zoning Hearing Board, it might also shorten the process, thereby reducing costs to the developer.
- Adding impervious and building coverage requirements to those zoning districts where they have not been included. She said this will help with stormwater management requirements and aesthetics.
- Adding provisions for accessory structures to non-residential zoning districts. At this time, accessory structures are not called for in non-residential zoning districts.
- Deleting hospitals; sanitariums; convalescent homes; educational uses; religious uses (including cemeteries); philanthropic uses; and clubs, lodges, and fraternal institutions as well as the PRD district from the R-1 Residential District. All of these uses are too intense for the rural R-1 Residential District.
- Deleting the PRD in its entirety. It is only permitted in the R-1 Residential District and other districts provide for similar uses and mixes of uses as the PRD.
- Deleting hospitals; sanitariums; convalescent homes; and clubs, lodges, and fraternal institutions from the R-2 and R-3 Residential Districts, as these uses are too intense or not appropriate for these districts.
- Adopting *de minimus* improvement process provisions for the SALDO, which will remove smaller land development projects from the public review process, speeding up the process and reducing the cost for developers of small projects.

Some of the mid-term changes, such as the Floodplain and Stormwater Management Ordinance revisions, are statutorily-required. Other suggested ordinances, in the opinion of staff, should be adopted prior to the rest of the zoning ordinance in order to improve or clarify the development process in the Township.

The memo also lists, as long term improvements, the remainder of the chapters of the zoning ordinance draft. Ms. Elliott said many of the chapters are in draft form, but they will work better if adopted as part of the whole ordinance as there are many moving parts to the Zoning Ordinance rewrite.

ANNOUNCEMENTS – *None.*

GOOD OF THE ORDER – *None.*

NEXT MEETING: **Monday**, *October 21, 2013, at 6:30 p.m.*

2013 Meeting Schedule

November 18

December 16

There being no other business, the meeting was adjourned at 7:04 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager