

MEETING MINUTES OF THE
**PLANNING COMMISSION OF
LOWER POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
February 16, 2021**

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Tuesday, February 16, 2021 through live video feed. The meeting was called to order by Chair Frank Cebular at 6:30 p.m. and the following were in attendance:

Frank Cebular, Chair
Scott Fulmer, Vice Chair
Anthony Cherico
William Keohane
Ronald Dinnocenti

Edward Wagner, Township Manager

Mr. Cebular announced the meeting was being recorded.

REORANIZATION OF COMMISSION

Mr. Wagner solicited nominations for the positions of Chair and Vice Chair.

Mr. Dinnocenti made a motion to nominate Mr. Frank Cebular as chair. Mr. Keohane seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

Mr. Keohane made a motion to nominate Mr. Scott Fulmer as vice chair. Mr. Cebular seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

Mr. Dinnocenti made the motion to approve the 2021 meeting schedule: February 16 (Tuesday), March 15, April 19, May 17, June 21, July 19, August 16, September 20, October 18, November 15 and December 20. All meetings to begin at 6:30 p.m. Mr. Cherico seconded the motion. Vote was 5-0 in favor.

APPROVAL OF MINUTES

Mr. Keohane made a motion to approve the minutes of the November 16, 2020 regularly scheduled meeting of the Lower Pottsgrove Township Planning Commission. Mr. Fulmer seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

ACCEPTANCE OF NEW APPLICATIONS – None.

SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW- None.

PLANNING & ZONING – ORDINANCE 353 OF LOWER POTTS GROVE TOWNSHIP, MONTGOMERY COUNTY PENNSYLVANIA, REVISING THE DEFINITION FOR “IMPERVIOUS COVERAGE” CONTAINED IN SECTION 203-10 OF CHAPTER 203, STORMWATER MANAGEMENT, OF THE CODE OF THE TOWNSHIP OF LOWER POTTS GROVE, AS AMENDED, AND AS WELL AS AMENDING VARIOUS SECTIONS OF CHAPTER 250, ZONING, IN ORDER TO EFFECTIVELY REPLACE BUILDING COVERAGE REGULATIONS IN THE R-1, R-2, R-3 AND R-4 DISTRICTS WITH REGULATIONS FOR IMPERVIOUS COVERAGE.

Mr. Cebular asked Mr. Wagner if there are a lot of properties in our township currently that do not meet the impervious coverage. He wanted to know specifically if the Codes Department has already told people that they cannot put a swimming pool, or patio in due to them being over their impervious coverage. Mr. Wagner explained that there is not a definition for impervious coverage in our ordinances. There has been a lot of zoning hearings for people who are over their impervious coverage, which is why the township looked into the matter. This proposed ordinance will have a definition as well as allow people to cover their yard reasonably with impervious coverages, which will be determined by the individual homeowners lot size in the r-1-4 Residential Districts.

Mr. Cebular asked for clarification in the definition on the term gravel as impervious coverage. Mr. Wagner stated that it is compacted gravel it is almost like asphalt according to the Conservation District.

Mr. Keohane asked does this language effect the new storage unit over on North Charlotte Street? Mr. Wagner replied that this ordinance is only for residential districts only

Mr. Keohane stated that he believes there is a typo in Section 5, Article B-1. It says with, instead of width. Mr. Wagner stated that he will make that change.

Mr. Dinnocenti made a motion to recommend Ordinance 353 of the Lower Pottsgrove Township Board of Commissioners. Mr. Cherico seconded the motion and it was unanimously approved. Vote was 5-0 in favor.

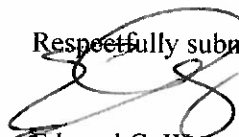
ANNOUNCEMENTS – There are no announcements just an update on GEG that they are still working on the plans and hopefully will be at the March or April meeting.

Mr. Wagner stated that there are a couple of proposed Land Development Plans that should be coming in shortly. The old Citgo Gas Station, they are coming in for Zoning Relief for a gas station. The second proposed Land Development would be AD Moyer and they are looking to turn part of the lot into a gas station/car wash.

ADJOURNMENT:

Mr. Dinnocenti made a motion to adjourn the meeting. Mr. Keohane seconded. The public meeting adjourned at 6:42 p.m. The next regularly scheduled meeting is Monday, March 15, 2021 at 6:30 p.m.

Respectfully submitted,



Edward C. Wagner, Township Manager