

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION MEETING JUNE 26, 2006**

The Lower Pottsgrove Planning Commission held their regularly scheduled meeting on Monday, June 26, 2006. The meeting was called to order at 6:30pm and the following were in attendance:

Frank Cebular
Ron Dinnocenti
Nicholas Hiriak

Rodney Hawthorne, Township Manager
Tom Yuhas, Township Engineer
Matt Edmond, MCPC

Ron Dinnocenti motioned for the approval of the minutes for the May 22, 2006 meeting. Nick Hiriak seconded the motion. The vote was 3 – 0.

OLD BUSINESS

Buchert Ridge Community Phase II - No action was taken tonight.

Lower Pottsgrove Township Zoning Rewrite – Matt Edmond from MCPC reviewed with the Planning Members a new copy of Chapter 1 of the Community Objectives. It was provided to all members and is the same as was handed out at the May 22, 2006 meeting. Staff is asking the Planning Commission to approve this Chapter only. Chapter 1 has been reviewed by all staff, the township solicitor, the township manager, the codes/zoning officer and the county planner. Once approved by the Planning Commission then Chapter 1 should be forwarded to the Board of Commissioners. Motion was made by Nick Hiriak and seconded by Ron Dinnocenti. Vote was 3 – 0.

PMD Sign Ordinance – Rod Hawthorne reviewed the PMD sign ordinance and the changes that encompass the revised PMD sign ordinance. Ron Dinnocenti wants us to look at a streetlight plan and taxing for that lighting. Matt Edmond explained the signage questionnaire and asked the Planning Commission to complete and return that to himself or Rod before the next meeting. The questionnaire is intended to explore the crucial issues and priorities regarding signage by the township elected body and appointed officials.

Zuber Land Development – John McMenamin of ProTract Engineering handed out a revised plan for the Zuber Land Development. Widening Willow six feet would allow a twelve foot travel lane and provide curbing with the widening of Willow. This would also allow for at least 7 cars for parking. John mentioned they are trying to add angled parking, but that would mean a widening from 6ft. to 15ft. Ron said the new angled parking could be owned and rented to the Doctors across the street by Mr. Zuber. Discussion ensued about adding an additional 15 ft. of paving and making the road a one way road with only a 10 ft. travel lane. Staff will meet with John McMenamin on Phase III, road widening and relocation of the detention plan and have the plan ready for the next Planning Commission meeting for review.

NEW BUSINESS

County Comprehensive Plan – Matt Edmond handed out the meeting notice for and all who would like to attend. The meeting will be held on June 27, 2006 at the Limerick Township Building. A review of the Montgomery County Comprehensive Plan will be available.

The next meeting will be held on Monday, July 24, 2006.

Respectfully Submitted,

Rodney P. Hawthorne, Township Manager