

**UPPER PERKIOMEN VALLEY REGIONAL PLANNING COMMISSION**  
**May 27, 2015 – 7:00 P.M.**

The meeting was held in the Upper Hanover Township Building and was called to order by Chairman Bill Ritting at 7:00 PM.

Municipal representatives present:

East Greenville – Bob Gery  
Green Lane – Brian Carpenter  
Marlborough – Bill Ritting  
Pennsburg – Michael Mensch  
Red Hill – Faith Diascro, Larry Leister  
Upper Hanover – Steve Rothenberger

Also present this evening: Eric Jarrell and Brian Olszak from the Montgomery County Planning Commission; Margie Gelhaus, Upper Perkiomen School District; Michele Fillippo, Upper Perkiomen Valley Chamber of Commerce.

**Approval of Minutes**

A motion to approve the minutes of the March 25, 2015 was made by Steve Rothenberger, seconded by Faith Diascro, and passed unanimously.

**Treasurer's Report**

Treasurer Brian Carpenter reported that the current account balance is \$3,014.15. In addition, invoices for 2015 will go out to the communities soon.

**Old Business**

Greenway and Stewardship Study

Eric Jarrell recapped the success of the Multi-regional Greenway Study Kick-Off meeting on April 30<sup>th</sup>, the turnout for which was good but disappointed they did not get a wider representation among both municipal elected and staff officials. Members present commended Rob Wonderling's address to the meeting, and agreed that it was a good forum to interact with planning commissioners and officials from all of the several regions. Eric explained the next steps in the Study process. A Steering Committee, containing representatives from each of the four planning regions, is being established to guide the study process, and each region will need two representatives. Bill Ritting and Steve Rothenberger volunteered to be the UPVRPC's representatives on the Steering Committee, with the concurrence of all the commission members present. A short-list for villages to be included in the Main Street Greenways study section, as well as a short-list for parks for stewardship assessments will need to be created by the RPC. A draft contract with DCNR is still be negotiated, but is close to completion.

**New Business**

Consistency Determination – Upper Hanover Township

Steve Rothenberger explained the proposed zoning text change in Upper Hanover in need of a Consistency Determination from the UPVRPC. Upper Hanover proposes adding banquet facilities and lodging as accessory uses to the Recreation/Open Space District in parcels over a specific acreage, which applies to the Sweetwater Golf Course in UH. Lodging would be small in scale and would only be available to patrons of an event on site, such as a wedding. Discussion of the current trends in event facilities followed, and how the additions would not significantly alter the character of the primary uses allowed in this district. Bill Ritting made a motion to determine the zoning change regionally consistent, which was seconded by Michael Mensch, and passed unanimously.

**Regional Updates**

East Greenville – A survey for Main Street in East Greenville is being conducted to see what residents would like to see in terms of business in the commercial corridor.

Green Lane – No report.

Marlborough – The Township is continuing work on its Floodplain and Outdoor Boiler ordinances. They are also still currently working on codifying all of their existing ordinances into one Township Code.

Pennsburg – No report.

Red Hill – Representative Justin Simmons moved into to the Red Hill Borough Building.

Upper Hanover – Township is acquiring 5 acres from Old Smyth's subdivision; needs to create stormwater basin and upgrades to Centennial Park.

School District – There are 5 openings on the School Board for the next election and the Board is currently working on the District's new budget, which will increase. Margie stated that more people should come out to School Board meetings, as attendance is always low. Many of the increasing costs are due to charter school and pension obligations, and the budget vote is on June 18<sup>th</sup>.

PerkUp Update – Michele Fillippo reported that all the sign prototypes are completed and meetings with municipal representatives and Kevan Price will be held to finalize sign locations on June 24<sup>th</sup>. Also, all municipal managers and officials are invited to the Carriage House for breakfast on June 18<sup>th</sup> at 8am.

County Updates – A Planning Smarter event will be held on June 17<sup>th</sup> on Form-Based Codes in Narberth, to include a walking tour.

Inter-regional Planning Cooperative – Meeting will be in October, constituted as the first Multi-regional Greenway Study Steering Committee.

UPVRPC Meeting in June might be cancelled, but Commission will have "homework" for July and August meetings concerning short-lists and priorities needed for the Greenway Study. In terms of Special Presentation topics for future UPVRPC meetings, Bill Ritting suggested that potentially a representative for Reed Sign or Horizon sign companies could present to the Commission on the new technologies associated with LED signage. Eric Jarrell also mentioned that Matt Edmond, the new Transportation Section Chief at MCPC, may want to come out and introduce himself, and present current and proposed transportation projects and updates for the county, as well as potential funding sources for any municipal transportation projects.

#### **Public Comment**

None

#### **Adjournment**

The meeting was adjourned at 8:12 PM.

Respectfully submitted,  
Brian Olszak  
For  
Eric Jarrell, Acting Secretary