

January 20, 2009
Salford, Pennsylvania

Planning Commission Minutes

Agenda Items

Ron Mininger/Allison & Glenn Garis – Energy Station business expansion

Spring Run Farm – Vesting Period Extension

Rutledge – Preliminary Plan Review

THP - Normandie Golf Course– Road Improvements & Rec. Plan

537 Review Schedule

The regular January meeting of the Upper Salford Planning Commission was brought to order by Chairman Giannini at 7:30 PM. Messrs. Raisner and Nase were present. Also present were Township Engineer, Michael Reinert, Township Solicitor, Stephen P. Imms, Jr., and Traffic Consultant, Kenneth O'Brien. Messrs. Sacks and McMaster were absent.

On a motion made by Mr. Nase and seconded by Mr. Raisner, the Planning Commission unanimously appointed Mr. Giannini as Chairman.

On a motion made by Mr. Giannini and seconded by Mr. Nase, the Planning Commission unanimously appointed Mr. Raisner as Vice Chairman.

Glenn and Allison Garis, owners of **The Energy Station Restaurant**, and Ron Mininger, landlord of the property located at 890 Main Street, Harleysville, appeared before the Planning Commission to discuss their intent to open a meeting/banquet room in the basement of the restaurant.

Comments from the Planning Commission included the recommendation for a code analysis of the plan to review egress issues, occupancy limits, number of required exists, ADA accessibility, and parking spaces. Mr. Nase suggested considering a lift in lieu of a ramp to reduce the number of parking spaces to be eliminated in order to comply with the ADA requirements.

On a motion made by Mr. Raisner and seconded by Mr. Giannini, the Planning Commission recommended that the Board of Supervisors authorize the building permit for the Energy Station for the creation of a meeting room/banquet area in the basement of the existing structure contingent upon compliance with all UCC and L & I code requirements.

Rob Lewis from the Law Firm of Kaplin Stewart presented a request for an extension of the vesting period for the **Spring Run Farm Subdivision**, which had received preliminary approval from the Upper Salford Board of Supervisors on April 13, 2004.

The Planning Commission tabled their recommendation until more information could be provided by the developer that would, in their estimation, warrant the extension of the vesting period by the township. The matter would be placed on the Planning Commission's February meeting agenda for further review.

Rick Mast from Richard C. Mast Associates, P.C. and Edward Wild, Esquire, offered a response to the Township Engineer's review letter dated December 2, 2008 with regard to the **Rutledge Tract Subdivision**. The proposed plan contained various issues that would require relief from the Zoning Hearing Board as well as a Conditional Use approval from the Board of Supervisors. Mr. Mast confirmed that they would comply with all items in the Township Engineer's letter other than those that waivers had been requested for. It was suggested that the developer provide justification for the waivers being requested.

Some suggestions offered included:

- consideration of a cluster development on the property
- include a parking area for parents waiting at the bus stop

Public comment included:

- Dave Davis questioned if an analysis of stormwater runoff had been conducted.

It was requested that a cross section of the road entrance be included with the next submittal. No further action was taken.

Richard Parry from **T. H. Properties** appeared before the Planning Commission along with their Traffic Engineer, Guy DiMartino, to continue the discussion on road frontage improvements and recreational suggestions for trails and parks.

With regard to the road improvements, the Planning Commission reiterated their desire for continuous widening along all road frontages to include a five foot shoulder with 11 foot travel lane widths. It was suggested that both sides of Shelly Road be considered for widening, which should run from the intersection of Old Skippack Road to the bridge crossing over the East Branch Perkiomen Creek.

Concern with the proposed widths of the internal roads was expressed again by the Planning Commission. It was suggested that the interior roads be widened to 28 foot.

Mr. Perry was encouraged to obtain the right-of-ways where needed for the road widening.

Mr. Perry presented a concept trail proposal for the site.

Suggestions included:

- Extend a trail from the end of the cul-de-sac on Fayette Drive in neighborhood three, next to lot number 145, between golf holes five and six, to the end of the property at Shelly Road.
- Connect multi-use path in neighborhood two near the club house to Old Skippack Road.

- Include a trail going south on Shelly Road. Stipulation only allowed for waiver of sidewalk along a portion of Shelly Road for the wetlands and mature trees adjacent to hole four.
- Extend trail from Benson Way in neighborhood one to Old Skippack Road with an easement to the Barberra property to allow for a possible trail connection to Wolford Road in the future.

The members of the Planning Commission reiterated their concern regarding the piecemeal review of the project and indicated that any recommendation on waivers or concessions relating to conformance with ordinance mandated design requirements is premature and must be evaluated in relationship to the project as a whole. No further action was taken.

A review schedule for the **537 draft plan** was discussed. It was decided that a meeting for Wednesday, February 18th should be advertised if the draft is received by the Planning Commission, Board of Supervisors and Solicitor for reviewed no later than February 4th.

The **Tuhacek** zoning hearing application was reviewed. **On a motion** made by Mr. Raisner and seconded by Mr. Giannini, the Planning Commission recommended that the Board of Supervisors send legal representation for the purpose of opposing the application for zoning relief from the sections listed within the application. Concerns expressed by the Planning Commission included whether the non-conforming use was ever legal, inadequate lot size, whether non-conforming use had ceased after two years on non-use, and conversion of dwelling into a rental property. The motion carried with a vote of two to zero with Mr. Nase abstaining.

The Solicitor requested that the Planning Commission review Section 2217 of the Zoning Ordinance. It was agreed that an amendment to that section should be included in the revisions to the Ordinance currently being reviewed.

On a motion made by Mr. Raisner and seconded by Mr. Nase, the minutes from the December 3, 2008 meeting were approved as written.

The meeting adjourned at 10:35 PM.

Respectfully submitted,

Susan Rosato
Assistant Secretary