

**APPROVED**

October 1, 2008  
Salford, Pennsylvania

## **Planning Commission Minutes**

### **Agenda Items**

**John Campbell** – Road Improvements  
**Old Goshenhoppen Church** – Preliminary Plan Review  
**THP - Normandie Golf Course**– Preliminary Plan Review

The regular October meeting of the Upper Salford Planning Commission was brought to order by Chairman Giannini at 7:30 PM. Messrs. Raisner, Sacks, and Nase were present. Also present were Township Engineer, Mr. Reinert, Township Solicitor, Mr. Imms, and Sanitary Engineer Consultant, Mr. Ebert. Mr. McMaster was absent.

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The application of **John Campbell** was tabled to the November Planning Commission meeting.

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Andrew Miller from Barry Isett & Associates presented an amended preliminary plan for the **Old Goshenhoppen Church** Land Development.

Mr. Miller indicated the church is planning to have a full boundary topography survey done in connection with the sale of development rights to Montgomery County Lands Trust. The survey will address several of the comments in the Township Engineer's letter of September 25, 2008. He asked that those items be made a condition of the approval since it was not known when the survey would be completed. He further indicated that they will comply with all other items in the review letter other than those that waivers had been requested for.

The Planning Commission discussed the layout of the parking lot as proposed. One suggestion was to change the direction of the flow of traffic and another was to move the parking lot back by 12 feet, adding a 12 foot grass strip along the edge of the road with a second row of angled parking in lieu of the stacked parking along the roadside.

Mr. Miller indicated the church planned to use temporary road crossing signs during services and functions at the church as a safety feature for pedestrians crossing the road.

The church requested suggestions from the township with regard to the location of the trail easement. At the suggestion of Mr. Poatsy, it was determined that this issue could be resolved by appropriate language in the approval resolution. It was further determined that this issue should be referred to the Park Board to obtain its input since they are currently working on a project to connect the trails throughout the township.

Mr. Miller will reconfigure the parking lot with consideration given to the suggestions made and return with an amended plan at a later time. No further action was taken.

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Attending the Planning Commission meeting on behalf of T.H. Properties to discuss the **Normandie Golf Course Community** were Richard Parry, Jamie Sundermier from Del-

Val Soil, Joon Pak from Carroll Engineering, and T. H. Properties' Environmental Scientist, Dan Walden-Turek.

A diagram of the proposed irrigation system was presented showing the harvesting and intended flow of the stormwater, well water and treated effluent to the various storage basins and ultimately to the irrigation basin. Mr. Giannini indicated his concern with the 30' depth of the irrigation basin with regard to safety and stability of the road bed along Old Skippack Road. Mr. Nase was concerned how the groundwater recharge for the basin would affect the surrounding wells.

Jamie Sundermier reviewed the calculations for monthly irrigation requirements for the golf course, both during construction and upon completion of the development for dry, wet and average years. Mr. Ebert expressed his concern with the extraction of water from the well during the months of June, July and August. He would like to see an overall hydrograph showing where water can be stored and how it can be transferred to possibly eliminate the large basin by enlarging some of the other basins. He also would like to see an operation/maintenance plan that the township can enforce with the golf course operator, showing the details of water handling.

Mr. Raisner had concerns that THP may consider selling extra water from the well back to the North Penn Water Authority. Mr. Parry confirmed that they have no intention to use the well water for anything other than to irrigate the golf course. He agreed to modify note #23 on the plan, which indicates the proposed public water system is dedicated to North Penn Water Authority, to specifically exclude the wells. Ms. Sundermier also pointed out that the DRBC docket would not be for potable water, only irrigation water.

Effluent and stormwater lagoons will be constructed nine months prior to grow in. Only half of the course would be seeded in a one year period. The applicant currently proposes that the golf course would not be constructed until enough homes are in to increase the supply of treated effluent to what would be needed to irrigate the course without exhausting the well.

Mr. Sacks reiterated a request for the work plan for the pumping test. Ms. Sundermier indicated she had forwarded copies of the work plan to the Township Hydrogeologist, Steffan Helbig and had been working with him. She hoped to bring the test results back to the township next month.

Barbara Gormley questioned the use of water from North Penn Water Authority. Another resident mentioned his concerns that his well would be affected by the golf course water usage.

Ms. Sundermier will provide locations for the Planning Commission members to check out other large irrigation basins in the area.

Mr. Raisner mentioned his concern that the comments of the Planning Commission submitted to THP continue to be ignored in the applicant's response letters.

When questioned if THP would consider altering the layout of the golf course, Mr. Parry indicated that they have been committed to this layout and did not intend to make any changes. Shortening the golf course could be considered. He further indicated that there is some flexibility, but the stipulation states "in general conformance" with the current layout. Mr. Imms indicated the Stipulation intended to interpret the number of dwelling units, the golf course use, and limited waivers. The site specific design of the golf course was not set by the Stipulation.

THP plans to file an application for zoning relief after they receive the Township Engineer's review letter to the latest plan submitted.

The Planning Commission recommends that a yield plan be provided.

Mr. Giannini requested that the applicant submit a letter detailing the zoning relief and waivers being requested from the Zoning Ordinance and SALDO.

Mr. Raisner commented that the SALDO requires that the applicant submit a detailed list with each revised submission as to the changes made to the plan. Mr. Imms suggested that the Township Engineer should call out this deficiency in his review letter.

Mr. Nase asked if THP would consider allowing changes to the stipulation agreement. Mr. Parry indicated that he would ask but did not feel it was possible at this point since that document had been signed and recorded.

Mr. Giannini asked that all comments from the Planning Commission be put in writing and submitted to the Planning Commission secretary to be submitted to THP along with the Township Engineer's review letter. Mr. Giannini would like to discuss the County's review letter during the next Planning Commission meeting, along with the Township Engineer's review letter and Planning Commission's comments, as well as the applicant's responses.

Barbara Gormley mentioned her concerns with the irrigation basin overflowing during a heavy rainfall.

Roger Richter commented on the variances to be requested from the Zoning Hearing Board.

No further action was taken.

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On a motion made by Mr. Giannini and seconded by Mr. Sacks, the minutes from the September 3, 2008 meeting were approved as amended.

Mr. Larson commented on the minutes wherein it mentioned that the homeowners association would own the lagoon and stormwater basins in the proposed Normandie Golf Course Community.

The meeting adjourned at 9:55 PM.

Respectfully submitted,

Susan Rosato  
Assistant Secretary