

October 20, 2009
Salford, Pennsylvania

Planning Commission Minutes

Agenda Items

Spring Run Farm – Conceptual Sketch

Imms/Faringer – Lot Line Adjustment

Sign Ordinance

537 Sewage Facilities Implementation Ordinance

The regular October meeting of the Upper Salford Planning Commission was brought to order by Vice Chairman Raisner at 7:40 PM. Messrs. Sacks, McMaster and Nase were present. Also present were the Township Engineer, Michael L. Reinert, Township Solicitor, Stephen P. Imms, Jr., and County Planner, Matt Schelly. Mr. Giannini was absent.

Greg Adelman, Bob Irick, and Sal Paone Jr. presented a conceptual sketch plan of the **Spring Run Farm** subdivision, proposing revisions to the previously approved subdivision plan with fewer homes, increased lot sizes and individual septic systems, some of which were to be located within the proposed open space for those lots without adequate soils.

The Planning Commission did not reject the proposed revisions; however, it was decided that certain issues would need to be resolved before further opinion could be offered, such as whether a new subdivision application would need to be submitted, which Ordinance would apply to the plan, and what zoning relief would be required for the individual septic systems located off lot.

Mr. Poatsy suggested a large community sand mound to address the sewage needs of those lots that could not support on-lot systems. Mr. O'Donnell encouraged the developer to continue their efforts to resolve the issues delaying the recording of the previously approved plan.

Mr. Adelman planned to contact the Township Solicitor to discuss the submittal procedure and applicable ordinance further. It was suggested that the Zoning Officer could clarify what zoning relief would be required in relation to the off-lot septic systems.

No further action was taken.

Stephen Imms, Jr. presented a minor/final plan for a lot line adjustment of the **Imms and Faringer** properties located on Bergey Road.

Some suggestions from the Township included:

- Impose condition to restrict further development of the land preserved by the Montgomery County Lands Trust.
- Add a note to the plan that all existing buildings will remain.
- Request a waiver for irregular lot lines.
- Correct lot line through existing building.

- Arrow to trail corridor appears to be referring to the gas pipe line. Consider relocating.
- The waiver request for the installation of monuments did not receive unanimous approval. The waiver request was made to allow the current farming of the property to continue; however, the township had some concerns with regard to accepting that waiver request. A GPS monument was suggest by Mr. Poatsy.

Debbie and Linda Faringer thanked the township for their involvement in the preservation of their parents' property and also reiterated the request for a waiver for the installation of the monuments to allow them to continue farming the property as they currently do.

Mr. Imms was directed to make the suggested changes to the plan and get it back to the township for consideration at the November Planning Commission meeting.

The **Township sign ordinance** review continued. Mr. Schelly provided a draft amendment to the current sign ordinance for discussion.

On a motion made by Mr. Raisner and seconded by Mr. Sacks, the Planning Commission unanimously recommended changes to the sign ordinance to reflect the changes discussed during the meeting and to include the Township Solicitor's changes to the language under proposed Section 2006B.2.c.

Further review of the draft ordinance amending Chapter 18 of the Code of Ordinances of Upper Salford Township for implementing the requirements under the **Act 537 Sewage Facility Plan** was tabled due to the late hour.

On a motion made by Mr. Raisner and seconded by Mr. McMaster, the minutes of the September 15, 2009 minutes were approved as submitted.

The meeting adjourned at 10:20 p.m.

Respectfully submitted,

Susan Rosato
Secretary