

Planning Commission Minutes

Agenda Items

John Campbell – Road Improvements

440 Dieber Drive – Sketch Plan Review

Metro PC – Cell Tower Modification Review

THP - Normandie Golf Course– Preliminary Plan Review

The regular November meeting of the Upper Salford Planning Commission was brought to order by Chairman Giannini at 7:30 PM. Messrs. Raisner, Sacks, McMaster and Nase were present. Also present were Township Engineer, Michael Reinert, Township Solicitor, Stephen P. Imms, Jr., Hydrogeologist, Steffan Helbig and Sanitary Engineer Consultant, Fred Ebert.

The application of **John Campbell** was reviewed with regard to the financial security for road improvements. With consideration of the pending Normandie Golf Course subdivision, which is adjacent to the Campbell subdivision, Mr. Campbell asked that a fee-in-lieu of the road improvements be accepted in lieu of posting the financial security. The Planning Commission was agreeable to Mr. Campbell's request but felt the amount of the fee-in-lieu should be determined by the Board of Supervisors.

On a motion made by Mr. Giannini and seconded by Mr. Sacks, the Planning Commission unanimously recommended to the Board of Supervisors a modification of their prior recommendation for preliminary approval made on May 7, 2008, recommending acceptance of a contribution from Mr. Campbell in lieu of the road improvements, to include the improvements shown outside of the right of way.

Thom Ludgate presented an amended sketch plan for **440 Dieber Road** for a five lot subdivision on approximately 87 acres. Several residents from neighboring properties relayed their concerns with regard to water runoff and privacy due to the disturbance of the currently wooded property. The Planning Commission communicated their dissatisfaction with the road improvements as proposed. No further action was taken.

The Planning Commission reviewed a building permit application submitted by **Metro PCS Pennsylvania, LLC** for the collocation of six antennas within the existing cell tower on Hendricks Station Road and the installation of radio equipment cabinets on a 10' x 12' concrete pad. The Planning Commission did not feel the improvements required a land development review. The applicant was referred to the Zoning Officer for permit approval.

Richard Parry from **T. H. Properties** appeared before the Planning Commission to respond to review letters prepared by the Township consultants and Planning Commission members.

In response to the Township Engineers review letter dated October 31, 2008 based on Zoning Ordinance 99-1 and SALDO 2000-4, Mr. Parry indicated that they have noted or will comply with all comments with the exception of the following:

Zoning:

- Comment 2 -uses not permitted in the R-2 zoning district; will seek a variance. If not granted will utilize condominium association.
- Comment 3 - minimum lot area in the R-2 zoning district; will seek a variance. If not granted will utilize condominium association.
- Comment 4 - yield plan; is a point of disagreement that requires further discussion.
- Comment 5 - golf course length; will seek a variance. If not granted will shorten the golf course.
- Comment 7 – will supply the golf course greenway operation and maintenance plan once the design of the golf course is finalized.
- Comment 10 - maximum impervious coverage; will seek a variance. If not granted will utilize condominium association.
- Comments 12 through 14 - utility transmission lines, culverts and/or bridges and sanitary sewer facilities and storm sewers within the Floodplain Conservation District; will seek a special exception.
- Comments 15 & 16 – length of golf course; will seek a variance. If not granted will shorten the golf course.
- Comment 18 - Waters of the Commonwealth along Shelly Road; will need to speak further with environmental consultant.
- Comment 28 – THP has proposed one community sign at each entrance of the development but is open to discussion if the Township has other thoughts.
- Comment 29 – Warren Long property; needs further discussion with the Township Engineer.
- Comment 31- street lights; THP invites input from the Township.
- Comments 33 & 34 – refuse collection facility; will locate inside the club house building in a garage-type area. THP will design storage area with all required fire protection and barriers.
- Comment 36 – will comply. Mr. Parry clarified the on-site well, which is estimated to withdraw in excess of 10,000 GPD, will only be used for irrigation purposes.

Mr. Giannini noted his concern with the extensive impact to the overlay districts and suggested that more documentation be provided on the exact amount of disturbance in each of the districts.

Mr. Imms asked that THP provide to the Township a copy of their response to the Lower Salford Township Engineer's review letter.

SALDO:

- Comment 38 – length of conservation land; needs further discussion with the Township Engineer.

- Comments 49 – not proposing tot-lots in recreational open space area but is open for further consideration upon discussion with Township.
- Comments 56 & 57 – sidewalks, curbs & storm sewers; will comply unless Township prefers something other than what is required in the SALDO.
- Comment 59 – internal road widths; THP has no plans to change proposed widths of internal roads at this time. THP is not offering to provide full road improvements for properties they do not own along Old Skippack, Shelly and Schwenksville Roads but they are open to discuss a compromise with the Township. Mr. Nase asked that someone met him at the site to discuss the hazards at the intersection. Mr. Giannini stressed his concerns with the width of the internal roads and lack of parking space. Mr. Parry indicated his willingness to reconsider the road widths depending on how the plan review moves forward.
- Comment 61 – clear site triangles on residential driveways; needs further discussion with the Township Engineer.
- Comment 65 – truck turning radius; cannot determine if they will comply at this time.
- Comment 66 – stopping areas for driveways; will require further discussion with the Township Engineer.
- Comment 68 – street tree calculations; Mr. Parry indicated they would comply. Mr. Raisner requested permission to walk the site to determine if existing vegetation proposed to meet buffering requirements is acceptable. He indicated that multi-flora rose and red cedar do not meet requirements of acceptable buffering.
- Comment 74 – utility easements within individual lots; requires further discussion with the Township Engineer.
- Comment 75 - utility easements within undedicated lands; THP will agree to a blanket easement.
- Comment 76- native material for backfilling; Mr. Parry indicated he will comply. Mr. Raisner was concerned that THP budget appropriately for purchase of suitable backfill material due to the condition of soils in the township. Mr. Reinert will suggest suitable language to be added to all notes relating to backfill material.

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- Comment 79 – Stormwater Management Plans; Mr. Parry indicated he wished to defer his response until after zoning relief is determined.
- Comment 81 – recharge requirements; still evaluating aspects of project.
- Comments 85 - 87 – side slopes of dry basins, flow path length & perimeter length of basins; waivers granted by stipulation.
- Comment 91 – design of stormwater basins; will defer until after the zoning relief is determined.
- Comment 92 – backfill; same as comment 76.
- Comment 94 – stormwater management facilities; has not determined who will be responsible. Will require further discussion.
- Comment 99 – Plan submissions to Lower Salford. Mr. Parry indicated they will comply with that comment; however Mr. Imms further requested that when revisions are submitted to Lower Salford Township that they be submitted to Upper Salford Township as well. One single plan should be reviewed and commented on

by both townships with all responses provided to everyone. Revisions made by Lower Salford should be noted.

In response to the Montgomery County Planning Commission review letter dated June 4, 2008, Mr. Parry offered the following responses:

Upper Salford:

Most comments included in the County's review letter reiterated concerns discussed during the review of the Township Engineer's letter; however, suggestions and comments related to preservation intentions, trail connection, and comprehensive plan compliance was noted and will be considered by THP. Mr. Parry indicated that they would like to determine the length of golf course before they consider enrolling the course in the Audubon International Signature Golf Course program.

Lower Salford:

- Comment 1 – will comply with a formal land development submission to Lower Salford.
- Comment 2 – A conditional use approval will be required for the golf course use in the R-1A zoning district.

In response to Steffan Helbig's letter of October 28, 2008, Mr. Parry indicated he could not respond to the disputed meter readings for the pumping test. Mr. Helbig offered a solution that he felt would offer the most reliable result and offered his orifice weir to be tested by THP.

In response to Fred Ebert's review letter of October 30, 2008, Mr. Parry felt THP would most likely be able to comply with most of the comments; however he pointed out that some involved outstanding zoning issues that they were seeking relief from through the Upper Salford Township Zoning Hearing Board of Appeals.

In response to Kenneth O'Brien from McMahon Transportation Engineers & Planners' review letter dated October 30, 2008, Mr. Parry again denoted that many of the comments were already discussed during the review of the Township Engineer's letter but offered the following responses:

- Comment 1 – proposed right turn lane on Route 63; THP's traffic engineer is looking into that with more detail but feels there is sufficient right-of-way to facilitate the right hand turn.
- Comment 2 – shoulders along all roads at intersection of Shelly, Schwenksville and Old Skippack Roads will be a subject of future discussion.
- Comment 3 – left turn lane into club house from Old Skippack; THP does not anticipate a need to change the number of parking space at the club house but will amend if necessary.
- Comment 9 – turning templates for trucks, Mr. Parry believed that requirement had been met. Mr. Reinert indicated that the template for the WB 62 was requested due to the size of the fire truck used in the township.
- Comment 12 – Will be amending the intersection so that the channelization island is not required.

- Comment 13 – vertical curves; THP will look into further to ascertain compliance.

In response to review comments presented by the Planning Commission members, Mr. Parry indicated THP would comply with most of the issues but offered the following responses to issues not previously discussed:

- A letter detailing Zoning Relief will be submitted when THP's application to the Zoning Hearing Board of Appeals is submitted. A list of the waivers will be prepared after zoning relief is determined.
- Although THP does not plan to submit a business plan for the golf course, they will supply a maintenance plan once the golf course design is completed.
- Mr. Parry will look further into submitting the plans to the Indian Valley Regional Planning Commission for review and comment.
- Safety buffers between the golf course and homes will be looked into further.
- Architectural designs of the golf course accessory buildings will not commence until after preliminary approval is given.
- The suggestion to extend Kendall Circle to Old Skippack Road would be looked at.
- Mr. Nase made a formal request to THP to include in the sewer connection all properties adjacent to the golf course community.

Mr. Raisner indicated his comments were for consideration for further plan submittals.

Mr. Sacks reiterated the township's desire to see the Phase I and Phase II environmental reports prepared for the site of the subdivision. He also suggested tying the old barn structure into the clubhouse that could add some charm to the structure and keep the character and heritage of the property.

Mr. Poatsy voiced his disagreement with the stipulation with regard to the Long property and felt it needed to be reviewed by the Planning Commission.

- Barbara Gormley questioned the date of the well testing at the site.
- Tom Brown questioned the timing for approval of the subdivision plan. Mr. Imms confirmed that there is no obligation under the stipulation for approval of the plan.

Next month road improvements and recreational facilities will be discussed. No further action was taken.

On a motion made by Mr. Giannini and seconded by Mr. Raisner, the minutes from the October 1, 2008 meeting were approved as amended.

The meeting adjourned at 11:07 PM.

Respectfully submitted,

Susan Rosato
Assistant Secretary