

December 1, 2009
Salford, Pennsylvania

Planning Commission Minutes

Agenda Items

Weiss – Lot Line Adjustment

Poatsy/Gormley – Annexation

Clemmer – Lot Line Adjustment

Imms/Faringer – Lot Line Adjustment

2010 Meeting Dates

537 Sewage Facilities Implementation Ordinance

The regular 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 the Township Engineer, Michael L. Reinert, and Township Solicitor, Stephen P. Imms, Jr.

Karen Weiss, along with her engineer, Brian Nixon, appeared before the Planning Commission to discuss the **Weiss Lot Line Adjustment** for the properties located at 2284 and 2290 Perkiomenville Road. No new lots were proposed by the plan. The Township Engineer's letter dated November 16, 2009 was reviewed.

Comments from the Planning Commission included:

- A note must be added to the plan to indicate that all buildings are to remain. A new plan will be submitted as per the review letter. No further action was taken.
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On a motion made by Mr. Raisner and seconded by Mr. Sacks, the Planning Commission unanimously recommended to the Board of Supervisors preliminary/final approval of the **Wolford Road Simple Conveyance Annexation Plan, D-7800709**, dated April 20, 2009, revised June 22, 2009, with the following waivers:

- Section 401.B (existing features)
- Section 401.B.6 (viewshed analysis)
- Section 502 (preliminary plan)
- Section 602.A (lot area)
- Sections 602.G and 611.A (property line through existing building/condition)
- Section 607.B.5 (inspection of existing on lot system)
- Section 615.A (monuments along public road)
- Sections 605.A, 605.L and 606.A (curbing, storm sewer, drainage improvements, sidewalks and road widening.
- Section 608 (stormwater management plan)
- Section 612 (landscaping)

The applicant must be compliant to the outstanding items in the Township Engineer's letter dated November 6, 2009.

Ken Clemmer from Winter Lane, along with his engineer, Thomas Ludgate, appeared before the Planning Commission to review an amended plan and to request an additional waiver for his lot line adjustment, identified as the Mountain View Estates: Lots 4 and 5, plan no. D-7802301, which had received final approval by the Board of Supervisors on October 8, 2002 but had not been recorded due to the applicant's failure to provide certain documents required prior to recording.

On a motion made by Mr. Raisner and seconded by Mr. Sacks, the Planning Commission unanimously recommended to the Board of Supervisors approval of the revision to the Clemmer lot line adjustment plan, dated September 7, 2001, revised October 30, 2009, specific to the sewage planning with recommendation of the approval of the waiver of Ordinance 90-8.

Stephen P. Imms Jr., presented an amended plan for the lot-line adjustment of the **Imms and Faringer** properties located on Bergey Road.

Comments from the Planning Commission included:

- The waiver from Section 615.A with regard to monuments was discouraged.
- Mr. Imms indicated that he had agreed to offer an easement to the Montgomery Lands Trust for a trail along the northern boundary of his property, although he did not feel it was the townships jurisdiction to require trail connection on his property. A trail easement was noted on the Faringer property.

On a motion made by Mr. Raisner and seconded by Mr. Sacks, the Planning Commission unanimously recommended to the Board of Supervisors preliminary/final approval of the Imms/Faringer subdivision plan dated September 21, 2009, revised October 27, 2009, with recommendation of the approval of the following waivers:

- Section 404.C.2.d (existing site features)
- Section 502.C.4 and 505.B (CAD filing)
- Section 602.D (irregular lot line configuration)
- Sections 602.G and 611.A (lot line through existing building)
- Section 605.A (sidewalks)
- Section 605.L (curbs and storm sewers)
- Section 606.A (ultimate right-of-way)
- Section 607.A.3 (location of existing wells)
- Section 607.B.5 (existing sewage disposal systems)
- Section 608 (stormwater management)
- Section 612 (landscaping)
- Sections 614.A and B (utility locations, easements & right-of-way)
- Section 620 (trail connection)

Compliance with all remaining items left unfinished from the Township Engineer's letter dated November 13, 2009.

It was decided that the **2010 Planning Commission meetings** would be held on the third Tuesday of each month. The Township Secretary was authorized to advertise the meeting dates.

The **Wynn Zoning Hearing** application was reviewed. The Planning Commission felt the Board of Supervisor's retention of special counsel would adequately represent the township at the hearing and did not feel the need to send a representative to the hearing.

Public comment included:

- Barbara Gormley had questions relating to the septic system of the applicant's property.
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The 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 completed.

Public Comment included:

- Ken VanLuvanee offered a suggestion regarding notification of failed systems to the home owner.
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On a motion made by Mr. Sacks and seconded by Mr. McMaster, the minutes of the October 20, 2009 meeting were approved as submitted.

The meeting adjourned at 10:10 p.m.

Respectfully submitted,

Susan Rosato
Secretary