

December 21, 2010
Salford, Pennsylvania

Planning Commission Minutes

Agenda

Geoffrey Loughery Sketch The Upper Room Ministries Zoning Hearing Application Change of Tenant at 691 C Sumneytown Road 2011 Meeting Dates Act 537 Sewage Facilities Plan

The regular meeting of the Upper Salford Township Planning Commission was brought to order by Chairman Giannini at 7:30 p.m. Messrs. Raisner, McMaster and Nase were present. Supervisors in attendance were Messrs. Poatsy, O'Donnell and Sacks.

Geoffrey Loughery presented for consideration his desire to construct an apartment on the second floor of an existing non-conforming building located on Salford Street that is currently used for storage and rented as a hobby garage. The apartment would be used by Mr. Loughery and his wife. It was the consensus of the Planning Commission that zoning relief would be required.

The Planning Commission reviewed the zoning hearing application for **The Upper Room Ministries**. Keith Nice, Pastor of The Upper Room Ministries, was present to answer questions. The Planning Commission did not feel it was necessary to present testimony at the zoning hearing scheduled for Monday, January 10, 2011.

The Use and Occupancy application for a change of tenant at **691 C. Sumneytown Road** was reviewed. The applicant, Kevin Fialkowski, is proposing a personal security training and firearms retail sales business that would also offer PA notary services.

On a motion made by Mr. Raisner and seconded by Mr. Nase, the Planning Commission unanimously recommended to the Board of Supervisors approval of the Use and Occupancy permit for Red Eye Defensive Solutions LLC to be located at 691 C. Sumneytown Pike, with the conditions that they comply with the outcome of the building code review by the Township Engineer, Technicon Enterprises Inc. II, along with the installation of an acceptable security system.

Public comments included:

- Eric Gehman asked for clarification of the location.

On a motion made by Mr. Giannini and seconded by Mr. Nase, the Planning Commission unanimously approved for advertisement the 2011 Planning Commission meeting dates which will continue to be held on the 3rd Tuesday of every month.

The **Act 537 Sewage Facilities Plan** review was discussed. Mr. O'Donnell indicated that he planned to make a formal proposal at a Board of Supervisors meeting, possibly the

January 3, 2011 meeting, to address pumping requirements every three years and educational material to be provided to everyone in the township offering information on ways to help extend the life of existing on-lot sewage disposal systems as well as clarify the residents' obligations.

No public comments were made.

On a motion made by Mr. Giannini and seconded by Mr. Raisner, the minutes from the September 21, 2010 meeting were unanimously approved as amended.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Susan Rosato
Secretary