

## **Planning Commission Minutes**

### **Agenda Items**

**Ron Mininger** – Vernfield Commons  
**Atlantis Properties** – Share Driveway Concept Potato Road  
**THP - Normandie Golf Course**– Preliminary Plan Review

The regular December meeting of the Upper Salford Planning Commission was brought to order by Chairman Giannini at 7:30 PM. Messrs. Raisner, Sacks, and McMaster were present. Also present were Township Engineer, Michael Reinert, Township Solicitor, Stephen P. Imms, Jr., and Traffic Consultant, Kenneth O'Brien. Mr. Nase was absent.

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The Planning Commission reviewed two options for consideration for the proposed clustered commercial development, **Vernfield Commons**, located at the corner of Morwood Road and Sumneytown Pike. Of the two options presented, option B was preferred by the Planning Commission; however, due to various zoning issues, it was recommended that the applicant seek relief from the Zoning Hearing Board or submit a new plan that would comply with the township Zoning Ordinance. No further action was taken.

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Chris Canavan from **Atlantis Properties** presented a request to install a shared driveway on the new lot created by the approval of the subdivision at 2250 Potato Road to include driveway access to two lots on Woessner Road. The Planning Commission expressed their concerns with shared driveways that included safety and maintenance issues and suggested other options for consideration. No further action was taken.

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Richard Parry from **T. H. Properties** appeared before the Planning Commission along with their Traffic Engineer to discuss road frontage improvements along Old Skippack, Schwenksville and Shelly Roads, as well as recreational suggestions for trails and parks.

With regard to the road improvements, the consensus of the Planning Commission was that they would like to see continuous widening along all road frontages. The plan currently proposes 11 foot travel lane widths and four foot shoulders. A suggestion for six foot shoulders was made to allow for disabled vehicles to pull off from the travel lanes.

For those parcels not belonging to THP, Mr. Parry explained it is typically the township that secures those easements along the right of way. Mr. Poatsy indicated he felt that should be the developers' responsibility.

Mr. Poatsy wanted to ascertain that golf carts could not enter or cross Old Skippack Road other than at the proposed cart crossing that runs beneath the road.

The width of internal roads remained an issue due to the lack of sufficient parking within the development. Mr. Parry responded by referencing the significant design work the change of interior road width would require. He further responded that THP does not intend to proceed with those amendments at this time but could consider those changes in the future.

To visualize the proposed road improvements, a request was made that THP provide information of similar improvements completed by THP which the Planning Commission could visit. It was also requested that THP prepare a sketch of the Shelly Road cross section for both full and reduced widening. The rendering should include the vertical profile if possible.

Various ideas for trail connections were discussed including trails or sidewalks to provide easier access to Salfordville and the Shelly Square Shopping Center and to direct pedestrians and cyclists to the Upper Salford Park and Perkiomen trail. It was also suggested that THP consider a connection to the New Life Development trail and the Lower Salford trail system. The current plan will be given to the Township Park Board for its consideration and suggestions. Mr. Parry felt it best to limit the sidewalks on exterior roads to allow for a trail system within the development.

*Comments from the public included:*

- Mr. Larson referred to the road width and speed of traffic along Old Skippack Road.
- Mr. Brown had questioned the possibility of reaching an approval prior to the 18 month review period. Mr. Parry indicated that he plans to suggest to their attorney that they extend the 18 month deadline to encourage the productive discussions to continue without affecting the \$3,000,000 offer since he believes a lot has been accomplished through the discussions.

Mr. Sacks asked for the results of the pumping tests and reiterated his request for the Phase I and Phase II environmental reports prepared for the site. Mr. Parry indicated that he would look into both.

The discussion on road improvements and recreational facilities will continue next month. No further action was taken.

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On a motion made by Mr. Giannini and seconded by Mr. Sacks, the 2009 Planning Commission meeting dates were approved for the third Tuesday of each month at 7:30 p.m. The Planning Commission endorses the 2009 Joint Meeting dates to be scheduled for the first Tuesday of each month.

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On a motion made by Mr. Giannini and seconded by Mr. Sacks, the minutes from the November 5, 2008 meeting were approved as amended.

The meeting adjourned at 10:05 PM.

Respectfully submitted,

Susan Rosato  
Assistant Secretary