

February 3, 2009
Salford, Pennsylvania

A joint meeting of the Upper Salford Township Board of Supervisors and Planning Commission was brought to order by Chairman O'Donnell at 7:30 p.m. Messrs. Poatsy, Hagey, Raisner, Sacks, and Nase were present, as was the Township Solicitor, Stephen P. Imms Jr. and County Planner, Matt Schelly. Messrs. Giannini and McMaster were absent.

The review of the draft ordinance to amend the Township Zoning Ordinance and SALDO continued. The following changes were discussed:

- Delete the reference to the RHC-Rural Highway Commercial district. After analysis of the existing LI – Limited Industrial District, there was a consensus that the LI District was adequate for the uses provided in the district.
- Under 1501 LI District – special exceptions will include adult entertainment, cell tower, solid waste and quarry. Conditional Uses will be numbers four and five of the current amendment.
- Discussion of Section W. of the draft ordinance which would add a communications tower as a use by special exception was discussed. It was the consensus that this use should not be added to the CB district as there was adequate areas within the Township where that use was permitted.
- Mr. Imms was requested to check with the Township Engineer on the parking requirements for residential school campus (1901.H) to confirm that they are adequate.
- Require the laying out and construction of trails rather than relying upon the exchange of trails in consideration of a waiver of sidewalks.
- There was discussion concerning the intent of provisions within the ordinance relating to the location of accessory structures within front yard areas and the construction and application of those provisions by the Township staff.
- Remove Section 2217 from the Zoning Ordinance, thereby eliminating residential conversions.
- Add to the SALDO the requirement to establish escrow funds at the time a subdivision application is filed.
- Consider changes to the sign ordinance and light ordinance (night sky) for a later revision to the ordinance when items of energy efficiency issues are addressed such as solar panels and outdoor boilers. Those changes would not be included in this amendment to avoid delaying adoption further.

It was suggested that the final draft of the ordinance be reviewed at the February Planning Commission meeting if possible. Otherwise, it will be placed on the March joint

meeting agenda. The adoption of the ordinance is expected for April. The special meeting for the ordinance will most likely be held at the April Joint meeting.

A request was made for each member of the Planning Commission, Board of Supervisors and Matt Schelly from the County to consider topics and goals for future reviews of the joint board. A list of goals will be constructed at the March meeting. Mr. Schelly indicated that he would be finishing up with the Greenway Guidebook shortly and would have that available for review.

Mr. Poatsy discussed some open space options the township was currently considering.

Resident Leroy Clemmer mentioned his concerns about the condition of Schwenksville Road. He feels the road is too low and needs to be built up. He has been in contact with PennDot.

The minutes from the January 6, 2009 Joint meeting were unanimously accepted as submitted.

The meeting adjourned at 10:10 p.m.

Respectfully submitted,

Susan Rosato
Assistant Secretary