

March 16, 2010
Salford, Pennsylvania

Planning Commission Minutes

Agenda Items

Discussion of Sewerage Facilities Town Hall Meetings

Weiss Lot Line Adjustment

IRSIS Ordinance Amendment

Fencing for Large Animals

Set Backs for Pools and Sheds

Clarify "front yard restricted area" for accessory structures

Expansion to accessory structures on non-conforming lots

Consider limiting accessory structures to one story

Lots of Records

The regular meeting of the Upper Salford Planning Commission was brought to order by Chairman Giannini at 7:30 PM. Messrs. Raisner and Sacks were present. Also present were the Township Solicitor, Stephen P. Imms, Jr. Messrs. McMaster and Nase were absent.

The Planning Commission's impression of the Town Hall meetings held at Salford Hills Elementary School regarding the proposed Act 537 Sewage Facilities Plan was discussed.

Public comments on the meetings were made by Gary Shelby, Tom Brown, Amy Shelby and Bob Lane.

An extension of the review period was offered by the applicant on the Weiss Lot Line Adjustment plan; therefore, the item was removed from the agenda at the applicant's request.

The amended IRSIS Ordinance was reviewed by the Planning Commission. **On a motion** made by Mr. Raisner and seconded by Mr. Sacks, the Planning Commission unanimously recommended adoption of the IRSIS Ordinance to the Upper Salford Board of Supervisors as written.

Various amendments to the Township zoning ordinance were discussed.

- Fencing for large animals: The Township Solicitor will prepare language relating to the keeping of large animals to require the animal to be confined to the owner's property.
- Set-backs for pools and sheds: It was recommended that no revisions to the existing set-backs for pools and sheds were desired.
- Front yard restricted area for accessory structures: It was the consensus to allow accessory structures anywhere within the building envelope and not be restricted by the location of the dwelling. The Township Solicitor would review sections of the zoning ordinance and provide language to correct any inconsistencies.
- Expansion to accessory structures on non-conforming lots: All non-conforming structures, other than the residential dwelling, require a special exception to expand or extend the structure.
- One story accessory structures: Consideration was given to amending Section 304.A.14.a. of the zoning ordinance to limit accessory structures to one story. No revisions to the existing ordinance were desired.
- Lots of Record: It was recommended that Section 2201.A., Lots of Record, be deleted from the zoning ordinance.

On a motion made by Mr. Sacks and seconded by Mr. Raisner, the minutes of the February 16, 2010 meeting were approved as submitted.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Susan Rosato
Secretary