

March 17, 2009
Salford, Pennsylvania

Planning Commission Minutes

Agenda Items

Larson Road – Preliminary Minor Subdivision
Rick Buckman– Wind Mill Consideration for Spring Mountain
THP/Normandie Golf Course – Road Improvements & Trails

The regular March 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 Township Engineer, Jeff Kerlin and Township Solicitor, Stephen P. Imms, Jr.

Rick Buckman, from Spring Mountain Adventures, along with his son Rick, presented the concept of installing a wind mill on the portion of Spring Mountain owned by the township. His desire is to reduce the cost of electricity for Spring Mountain Adventures, thus making it more feasible to operate the business while promoting alternative energy resources.

Some concerns mentioned by the Planning Commission included the visual impact, noise, and ice hazard. Mr. Buckman presented information addressing those issues for the township to review. Mr. O'Donnell encouraged Mr. Buckman to look into several smaller towers in lieu of one large tower. Mr. Poatsy suggested consideration of solar panels on the location of the Spring Mountain House foundation.

Mr. Buckman will return in a month to further the discussion and provide additional information.

No representative from **T. H. Properties** attended the meeting to discuss the proposed Normandie Golf Course land development plan. Mr. Giannini voiced his disappointment with THP's failure to attend the Planning Commission meeting for the second month in a row.

On a motion made by Mr. Raisner and seconded by Mr. Giannini, the Planning Commission unanimously agreed to hold an executive session, along with the Township Solicitor, to discuss the process for the review of the T.H. Properties plan and the extension of the review period offered. The Planning Commission and Township Solicitor adjourned to an executive session at 8:15 p.m. The regular meeting of the Planning Commission reconvened at 8:45 p.m.

On a motion made by Mr. Giannini and seconded by Mr. Sacks, the Planning Commission unanimously requested that the Board of Supervisors of Upper Salford Township consider T. H. Properties' request for an extension of the review period of the Normandie Golf Course. In considering the request, the Planning Commission asked that the Board take into account that 1) repeated requests for revisions to the plan go

unanswered by THP, 2) THP has failed to submit to the township information already in their possession that affects the plan, and 3) THP has repeatedly failed to show for public meetings to discuss the plan.

Mr. Hagey requested that the Planning Commission offer explicit demands to T.H. Properties specifying exactly what the township will or will not accept on the plan.

Public comments included:

- Tom Brown commented on the extension of the review period.

On a motion made by Mr. Sacks and seconded by Mr. Nase, the review of the **Larson Road Subdivision** was tabled until the April 21, 2009 Planning Commission meeting.

On a motion made by Mr. Nase and seconded by Mr. McMaster, the minutes from the February 17, 2009 meeting were approved as submitted.

The meeting adjourned at 8:55 PM.

Respectfully submitted,

Susan Rosato
Secretary