

**APPROVED**

March 5, 2008  
Salford, Pennsylvania

## **Official Planning Commission Minutes**

### **Planning Commission Agenda**

**Atlantis Properties** – 2250 Potato Road – Preliminary Plan

**John Campbell** – Preliminary Plan Review

**Rutledge Tract** – Preliminary Plan

**Bateman Tract** – Preliminary Plan

The regular March meeting of the Upper Salford Township Planning Commission was brought to order at 7:30 p.m. by Chairman Giannini. Also present were Messrs. Raisner, Sacks, McMaster, Nase, Township Engineer, Mike Reinert and Township Solicitor, Stephen Imms.

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Chris Canavan from Atlantis Properties appeared before the Planning Commission to review the two-lot subdivision located at **2250 Potato Road**. He indicated that on January 14, 2008, the Zoning Hearing Board granted Atlantis Properties, L.P. zoning relief from section 1803 to install an elevated sand mound septic disposal system within the Zone Two Riparian Corridor on Lot 2.

With regard to the trail easement, Mr. Canavan felt they would be able to stipulate that should the adjoining property known as the Miller Tract get developed by Atlantis Properties, they would work on an appropriate trail connection at that time, utilizing the trail easement from the current subdivision. Mr. Giannini wanted it made clear that installation of the trail at a later date, as part of another land development by Atlantis, would not be considered an off-site improvement. Mr. Raisner requested that filtering buffer be installed along the trail easement in conjunction with the neighboring Cardona property line. He also asked that Atlantis Properties' engineer review the buffering to ascertain that they will have adequate room to install the trail in the future when the adjoining property is developed without disturbing the filtering buffer. Mr. Canavan indicated that he would have his engineer look into that.

It was decided that the stormwater management plan would be provided at the time the building permit is secured for the dwelling, which is a requirement under the townships' Act 167 policy.

**On a motion made by Mr. Raisner and seconded by Mr. Sacks, the Planning Commission unanimously recommended to the Upper Salford Township Board of Supervisors preliminary approval of the Atlantis Properties Potato Road plan #P02-0765, dated September 10, 2007, revised January 23, 2008, with the following waivers:**

**605.A – sidewalks**

**605.L – curbs and storm sewers**

**606.A.4 – road improvements, widening and shoulders**

**608 – partial waiver for stormwater controls**

**612.D – street trees**

**612.E – partial waiver for filtering buffering**

**With the following conditions:**

- **Additional buffering not shown on the plan will be placed between Lot 2, which is the flag lot, and the Cardona property at the discretion of the Township Engineer to screen the existing dwelling unit on the Cardona property**
  - **Compliance with the Township Engineer's letter dated February 13, 2008, including but not limited to documentation of satisfactory inspections of the existing sewer system and the financial securities**
  - **Compliance to Act 167**
  - **Documentation indicating notification of the buyers of lots 1 and 2 as to the existence and the intent to build a trail on those properties**
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John **Campbell** and his engineer, Greg Klucharich, approached the Planning Commission to discuss a minor two-lot subdivision on Old Skippack Road. The Township Engineer's letter dated February 22, 2008 was reviewed. Mr. Klucharich indicated that for the most part they would be complying with all items in the review letter other than those items they had previously requested waivers for, with the addition of a partial waiver request for one canopy tree per 10,000 square feet of lot area and a waiver for the 50 foot minimum distance requirement between a proposed basin discharge point and a downstream property boundary, due to the size of the lot. Mr. Klucharich further questioned where the township would want the trail easement in relations to the community connections plan. He was advised the Township Engineer could assist him with that.

Mr. Giannini mentioned his concern with the clear site distance in relation to the new driveway. Mr. Klucharich indicated they were considering moving the driveway to the opposite side of the house which would extend the site distance.

Mr. Giannini felt that a sidewalk or trail should be addressed due to the expected development of the surrounding property.

Mr. Raisner felt it would be best that any road widening associated with the THP development be carried through this property and suggested that Mr. Klucharich review the unofficial plans submitted by TH Properties. Mr. Klucharich indicated that the owner of the property, Mr. Price, had been contacted by TH Properties to obtain an easement along the front of the property for road widening and permission to enter the property. In turn, THP would provide sewage hookup to Mr. Price. Mr. Campbell indicated he would submit a copy of the agreement to the township for review with regard to the road widening and sidewalk.

No further action was taken.

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During the February Planning Commission meeting, Jeff Clemens was asked to provide updated plans for the **Rutledge Tract** for review during this meeting. No plans had been submitted, nor was anyone in attendance at the meeting to discuss the plan. The Township Solicitor indicated he had received a letter from Mr. Clemens' attorney and requested that the matter be tabled until the April meeting.

**On a motion made by the Mr. Giannini and seconded by Mr. Nase, the Planning Commission agreed to table the Rutledge Tract recommendation until the**

**April meeting with a vote of three to two, with Mr. Sacks and Mr. McMaster voting nay.**

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Steve Fisher from Spring Mountain Builders, along with his engineer, Anthony Hibbeln, and attorney, Christen Pionzio, appeared before the Planning Commission to discuss the **Bateman Tract** eight-lot subdivision on Salford Street.

Mr. Raisner voiced his concern that the roadside swales would be more of a burden to maintain than curbs and sewers to handle stormwater along Salford Street. He further asked for confirmation from the Montgomery County Health Department that they have inspected the existing septic system at the farm house and they have approved the two family use. Mr. Fisher explained that it had been inspected when the house was fully occupied and was given approval of the existing use. He will provide a copy of that documentation to the township. Mr. Raisner also reiterated that all lots should be deed restricted.

Mr. Hibbeln responded to Mr. Raisner's concerns regarding the swales. He indicated that storm sewers and piping below the road can also get clogged and requires more effort to recognize a problem and correct it than a swale.

Mr. Hagey agreed with Mr. Raisner and felt that esthetically and functionally, curbing and storm sewers should be used in this development. Mr. Poatsy preferred to utilize swales to keep a more rural nature of the area.

Waivers for trees and other improvements were briefly discussed. With regard to the tree waiver, Mr. Hibbeln explained that the only trees not being installed were in locations where existing vegetation satisfied the intent of the ordinance.

*Comments from the public included:*

- Roger Richter suggested allowing the developer to have an extra lot to be able to afford the curbing and storm sewers, which he felt would be the best way to handle the stormwater along the roadway.
- Ernest Rosato suggested the deeds for each property require a maintenance agreement for the swale. It was decided that possibly the maintenance agreements for the stormwater basins could include maintenance requirements for the swales.

**On a motion made by Mr. Giannini and seconded by Mr. Sacks, the Planning Commission recommended to the Upper Salford Township Board of Supervisors preliminary approval of the Bateman Tract, plan number 1041, dated June 15, 2007, last revised October 15, 2007, with the following waivers of the Upper Salford Township Subdivision and Land Development Ordinance:**

**605.A - sidewalks**

**605.L – curbs and storm sewers**

**608.E.2.a – basin side slopes**

**608.E.2.b – minimum flow path length**

**608.E.2.c – total basin perimeter length**

**608.E.2.d & 612.H – stormwater management facility landscaping**

**With the following conditions:**

- **A letter of inspection of the septic system for the existing home be provided to the township**

- **All lots be deed restricted from further subdivision**
- **Documentation be submitted on the easement for the trail on the Bateman property.**
- **Maintenance of the swales become part of the maintenance agreement for the stormwater facilities**

**The motion held with a vote of four to one with Mr. Raisner voting nay.**

**On a motion made by Mr. Giannini and seconded by Mr. Sacks, the motion was amended to include a partial waiver from sections 612.D – street trees, 612.E – buffer plantings and 612.G- additional plantings. The vote carried four to one with Mr. Raisner voting nay.**

Mr. Poatsy acknowledged Mr. Mininger's presence and advised that members of the Park Board plan to alternate attendance at each Planning Commission meeting to unify the efforts of the two boards. He invited members of the Planning Commission to attend the Park Board meetings as well.

On a motion made by Mr. Giannini and seconded by Mr. Sacks, the minutes of the February 6, 2008 meeting stood unanimously approved as amended.

The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Susan Rosato  
Assistant Secretary