

APPROVED

April 2, 2008
Salford, Pennsylvania

Official Minutes

Agenda Items

Campbell-Preliminary Plan
Church of the Holy Spirit-Sketch
Rutledge Tract

The regular April meeting of the Upper Salford Planning Commission was brought to order by Chairman Giannini at 7:30 PM. Messrs. Raisner, Sacks and Nase were present. Mr. McMaster was absent.

Preliminary plans for a 2-lot minor subdivision for John Campbell identified as plan #07033, dated March 10, 2008, located on Old Skippack Road were presented for review. The following items were addressed by the township Engineer in his review letter of March 28, 2008:

- The plan appears to comply with the requirements of the R-2 Zoning District.
- It was recommended that a trench drain be used with the paved swale at the driveway entrance.
- Calculations are needed to determine the sight distance for relocating Lot 2's proposed driveway.
- In accordance with Act 167, the applicant should provide a detailed soil evaluation of the site to determine the suitability of recharge facilities.
- A maintenance agreement must be signed and recorded by any property owner that contains stormwater management facility on the lot.

Items of main concern were the driveway's line of site distance, road widening details and installation of curbs & sidewalks. The applicant provided a copy of the easement agreement with THP. This plan should reflect all site improvements including road improvements. What if the THP plan is not approved? The applicant was directed to revise the plan by removing all requested waivers and to show all public improvements on the plan. Show all details required by the Ordinance. No formal action taken.

A sketch plan was submitted by the Church of the Holy Spirit for the installation of a modular trailer on the Barndt Road site for use as a classroom or additional office space. Mr. Mina explained that this structure is considered as a temporary structure until the church is prepared to make a land development submission for a full expansion in the future. There are no plans for any plumbing installation; electric will be provided. This structure will comply with all codes and be ADA compliant. It was suggested that a paved path and exterior egress lighting will be installed at the new building. The Planning Commission felt that a land development would not be required at this time; however, Mr. Mina was directed to address all concerns in Section 1105 of the Zoning Ordinance.

While discussing a future land development project, Mr. Mina suggested that the church would look favorably on working with the township to construct a trail at the site connecting with the existing school trail or the proposed church trail across Sumneytown Pike. No further action was taken.

Action on the Rutledge Tract was tabled until the applicant can meet with the board next month.

Mr. Giannini briefed those present about the Indian Valley Regional Plan Commission and the meeting held on April 1, 2008, during which they discussed TDRs and an ordinance pertaining to lighting.

No date was set for a tour of township developments. This issue will be discussed at the Joint Meeting when the Mr. Schelly, County Planner is present.

Mr. Mininger, member of the Park Board, informed the Planning Commission the Park Board had reviewed the 2007 Open Space & Recreation Plan and found it to be a good plan for the township to consider.

On a motion made by Mr. Giannini and seconded by Mr. Nase, the minutes of the March 5, 2008 meeting were unanimously approved as amended.

The meeting adjourned at 8:40 PM.

Respectfully submitted,

Dorothy Terhune
Secretary