

April 20, 2010  
Salford, Pennsylvania

## Planning Commission Minutes

### Agenda Items

**Vernfield Commons** – Day Care Consideration  
**519 Sumneytown Pike** – Use & Occupancy Review

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

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Ron Minninger and Luke Miller presented for consideration the concept of a day care center to be developed at **Vernfield Commons, 284 Sumneytown Pike**. It was decided that zoning relief would be required for several issues. Mr. Minninger and Mr. Miller planned to return with a sketch for the Planning Commission's review prior to submitting an application to the Zoning Hearing Board. Some concerns mentioned by the Planning Commission included site circulation, traffic and parking.

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Jim Hilston, Kevin Guldin and Joseph Goodz appeared before the Planning Commission at the request of the Board of Supervisors to review a commercial use and occupancy permit application pending with the Township Zoning Officer for **519 Sumneytown Pike**. The use proposed by the new tenant was identical to the use of the previous tenant.

**On a motion** made by Mr. Raisner and seconded by Mr. Nase, the Planning Commission unanimously recommended to the Board of Supervisors approval of the use and occupancy permit for Perkiomen Valley Feed & Supply located at 519 Sumneytown Pike with compliance to the Township Engineer's letter to the Planning Commission dated March 25, 2010, addressing all items outlined in the letter within 60 days of occupancy and that they also provide some proof that the existing sewage treatment facilities are in proper operation sufficient to meet the sewage needs of the proposed use.

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A motion was made by Mr. Giannini and seconded by Mr. Raisner to approve the minutes of the March 16, 2010 Planning Commission meeting as amended. After some discussion, the motion was withdrawn.

**On a motion** made by Mr. Giannini and seconded by Mr. Nase, the Planning Commission unanimously tabled the minutes of the March 16, 2010 Planning Commission meeting until the suggested amendments could be reviewed.

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*Public Comment included:*

- Bryan Hunsberger questioned the specifics of the recently adopted amendment to the sign ordinance through Ordinance 2010-1.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Susan Rosato  
Secretary