

APPROVED

May 19, 2009
Salford, Pennsylvania

Planning Commission Minutes

Agenda Items

Vallone/Kratz Station Road-Crusher Road Farm – Sketch Plan Subdivision Review Fee Escrow

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

Eleanor Vallone appeared before the Planning Commission to discuss the **Crusher Road Farm** sketch plan. The sketch is for a five-lot subdivision of an 81 acre farm at Crusher and Kratz Station Roads with the majority of the property located predominantly in Marlborough Township. The sketch had already received preliminary approval from Marlborough Township. Because of the minimal development proposed within Upper Salford, Ms. Vallone was hoping for a recommendation of approval or for the township to consider deferring the review of the plan to Marlborough.

Ms. Vallone also requested that the Township issue a letter of support of her efforts to obtain funding for the preservation of the subject property by Montgomery County.

One concern expressed by the Planning Commission was that lot five could be subdivided in the future which may require widening of Kratz Station Road. Once the currently proposed subdivision is approved, the township would no longer be in a position to require improvements to the road in front of lot four, which extends to the intersection of Crusher-Perkiomenville Road.

On a motion made by Mr. Giannini and seconded by Mr. McMaster, the Planning Commission recommended to the Board of Supervisors that the review of the Crusher Road Subdivision be deferred to Marlborough Township. The motion carried with a vote of three to one with Mr. Raisner voting nay.

Mr. Poatsy added a request for copies of Marlborough Township's official approval and review letters be sent to Upper Salford Township and suggested that Ms. Vallone confirm whether the official name of the road is Kratz or Kratz Station Road.

Subdivision review escrow fees were discussed. Fees collected by neighboring townships were considered.

On a motion made by Mr. Raisner and seconded by Mr. McMaster, the Planning Commission unanimously recommended to the Board of Supervisors that they consider accessing security escrow fees for all of the different types of subdivisions that are submitted to the township engineer for review. The development fee structures should be consistent with past experiences and be fair to the applicant while protecting the interest of the township. Within the fee structure there should be a minimum set amount which

would trigger a replenishment of the fees to again insure that the interests of the township are protected.

On a motion made by Mr. Giannini and seconded by Mr. Raisner, the minutes from the April 21, 2009 meeting were approved as amended.

Public Comment included:

- Gary Larson questioned the status of the Rutledge Tract.
- Tom Brown questioned the possibility of the Rutledge Tract being secured for open space.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Susan Rosato
Secretary