

June 2, 2009  
Salford, Pennsylvania

A joint meeting of the Upper Salford Township Board of Supervisors and Planning Commission was brought to order by Chairman O'Donnell at 7:30 p.m. Messrs. Poatsy, Hagey, Giannini, Raisner, McMaster and Nase were present, as was the Township Solicitor, Stephen P. Imms Jr., and County Planner, Matt Schelly. Mr. Sacks was absent.

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The current sign ordinance was reviewed due to a recent request from business owners in the Shelly Square Shopping Center.

Comments and suggestions from the public included:

- Bryan Hunsberger from Spring Hill Realty stressed the importance of signage for the businesses at the Shelly Square Shopping Center.
- Debra Wagner from the Pretzel Factory expressed her concern that the lack of signage was adversely affecting her business.
- Barbara Gormley suggested considering a sign similar to one in Harleysville that listed all of the tenants but was not obtrusive.
- Mary Larson indicated she felt it was important to help the businesses to survive to avoid an empty shopping center.
- Tom Brown indicated that he hoped the township would not allow a sign similar to the one in front of Henning's that projects a changing/flashing image.

Comments made by the township included:

- Mr. Giannini was not averse to amending the size of signs for multi-tenant shopping centers but would not want to change the lighting restrictions that are in place.
- Mr. Schelly offered a reminder that if a specific size is approved, other local commercial properties could expect the same size sign with fewer tenants. He suggested that the size of the sign be based on the number of tenants to keep it under control but accommodating to the shopping center.
- Mr. Poatsy suggested that requests for signs larger than allowed by the current ordinance be approved by the Board of Supervisors by conditional use.
- Mr. McMaster agreed that the sign ordinance should be revisited to help the tenants that have made an investment in the community.
- Mr. Hagey agreed he does not want to see an empty shopping center and felt an amendment should be considered.
- Mr. Imms did not like the idea of a conditional use for the size amendment, which would increase the number of hearings for the township and allow the enlarged sign with conditions. He also suggested that the township consider what a 130 square foot sign would look like before making any decisions.

- Mr. O'Donnell recommended that the minimum road frontage and size of lot be considered when determining the maximum size of a commercial sign.
- Mr. Schelly asked Mr. Hunsberger to provide a photo simulation of what the proposed size sign would look like at the shopping center.
- Mr. Imms, although sympathetic to the plight of the business owners, asked that Mr. Hunsberger control the illegal signage posted by his tenants along Sumneytown Pike and the walking trail to comply with the Township ordinance.

Mr. Imms and Mr. Schelly were asked to draw up something given the parameters expressed at the meeting to be reviewed at the July Joint meeting. An offer was extended to Mr. Hunsberger and the tenants of Shelly Square to contribute more information and suggestions. Mr. Hunsberger asked if he could possibly be on the June Planning Commission agenda to discuss the matter further. He was asked to contact the Township Secretary once he secured the documentation he wished to present.

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Mr. Schelly presented a trail map including Upper Salford along with other local municipalities to allow consideration of connecting the trails between the various municipalities. He was looking for suggestions that would make the map easier to read.

Mr. Poatsy asked if Mr. Schelly would notify the township who is applying to the Agricultural Security Farm program in Upper Salford so trails could be considered prior to the property becoming secured in the program. He also requested a map of just Upper Salford enlarged to the size of the multi-municipal map to make the trails and easements more visible.

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Under other business, Mr. Schelly briefly discussed a new Economic Development Program adopted recently by the County.

He also gave an update on the Dark Sky Ordinance. The draft of the ordinance will be presented at the Regional Planning Commission meeting in June. All communities in the Regional Planning Commission will be asked to consider adopting the ordinance.

Lastly, Mr. Schelly advised that the deadline for trail funding through the open space program was April so funds through that program were no longer available.

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Mr. O'Donnell announced that the 537 Sewage Facilities Plan review will continue at a special meeting to be held on Wednesday, June 24, 2009.

Mr. Raisner asked that there be a purpose to the special meeting, such as the review letters from the outside agencies. Mr. Imms indicated he would be contacting Jeff Kerlin to confirm that all responses from the outside agencies were due prior to the meeting date, to obtain copies of any responses received to date that have not already been circulated and to provide an index listing the agencies that received a copy of the draft and who had responded to date. Mr. O'Donnell asked him to have Mr. Kerlin consolidate all responses into one e-mail to be sent to everyone.

The minutes from the May 5, 2009 Joint meeting were tabled until corrections could be made and approved.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Susan Rosato  
Secretary