

## Planning Commission Minutes

### Agenda Items

**Wrschka Subdivision-** (Deed off cul-de-sac)  
**Atlantis Properties, 2250 Potato Road - Final Plan**  
**Ron Mininger** – Sketch Plan Questions  
**Cardona & Schuster** - Zoning Hearing Applications  
**THP** – Recommendations  
**2007 Open Space Recreation Plan**

The regular June 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 were Township Engineer, Mr. Reinert and Township Solicitor, Mr. Imms. Mr. Sacks was absent.

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Jeff Clemens appeared before the Planning Commission to provide information he obtained from Jeff Brode from Burton Associates which provided proof that the deed for the right of way off of Pinecroft Place had been transferred to Upper Salford Township. The ROW will be used to access Lot 2 of the **Wrschka Subdivision**. Mr. Clemens will be returning with an amended plan at another time. No further action was taken.

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Chris Canavan from **Atlantis Properties** presented a final two-lot subdivision plan for 2250 Potato Road. Although it was believed the proposed filtering buffer along the access strip of lot #2 adjoining the Cardona property line was sufficient, it would be left to the discretion of the Township Engineer if additional landscaping would be required after the proposed vegetation is installed.

**On a motion made by Mr. Raisner and seconded by Mr. Nase, the Planning Commission unanimously recommended to the Upper Salford Board of Supervisors approval of the Atlantis Properties final plan number P02-0765, dated September 10, 2007, last revised May 12, 2008 with compliance to the Township Engineer's letter dated May 22, 2008, specifically comments 1, 2, 3 and 5.**

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**Ron Mininger** appeared before the Planning Commission to get some input on a sketch plan for his property on Sumneytown Pike located in both Upper and Lower Salford Townships. Brad Clymer from Richard Mast Associates explained the desires of Lower Salford after their review of the sketch plan. It was acknowledged that relief would be required for various issues, including but not limited to a drive-thru facility, a mixed-use structure, and another structure that exceeds the allowed maximum size. Mr. Clymer indicated they planned to meet the impervious coverage percentage without relief. The Township Solicitor suggested moving the daycare fully into Upper Salford and moving all other structures into Lower Salford. This would satisfy the requirement that only one use

be located on the parcel in Upper Salford. Density and impervious coverage requirements are also less stringent in Lower Salford. It was stressed that a traffic study would be needed. Mr. McMaster indicated he would prefer an individual service type of office instead of a bank. He also mentioned concern with the traffic flow due to the daycare center which is likely to draw a lot of traffic at the same time each day. With regard to water and sewer, the structures in Lower Salford would be hooked up to public facilities. They planned to investigate to see if the one structure in Upper Salford would be able to utilize the existing sand mound currently servicing the existing home for their sewage needs.

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The Planning Commission reviewed Zoning Hearing applications for **Cardona and Schuster**. Cardona is seeking relief to convert their existing garage into a one-chair beauty salon, and Schuster is seeking relief to operate a plant nursery on his property on Hendricks Station Road, which would create a second use of the property.

The Planning Commission decided to send a memo to the Zoning Hearing Board to address their concerns with the Cardona beauty salon, which included the size be limited to 500 square feet, proper disposal of all chemicals used, rest room facilities for patrons and proof of proper state certification to run this type of business.

With regard to the Schuster hearing, the Planning Commission had concerns that the use would exceed what is allowed as a home occupation with the retail sales drawing traffic to the property. **On a motion made by Mr. Nase and seconded by Mr. Raisner, the Planning Commission unanimously authorized Mr. McMaster to testify at the Schuster hearing on behalf of the Planning Commission.**

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Since T.H. Properties did not offer an extension of the review period for the **Normandie Golf Course Subdivision** plan and the Planning Commission believed the Pennsylvania Municipalities Planning Code requirements superseded the stipulation therefore requiring a decision within 90 days from the date of the first scheduled meeting after receipt of the plan by the township, the Planning Commission felt they had no option but to offer recommendations to the Board of Supervisors for reviews of the plan under both the 2005-3 and 99-1 Upper Salford Zoning Ordinances.

**On a motion made by Mr. Raisner and seconded by Mr. Giannini, the Planning Commission unanimously recommended to the Upper Salford Board of Supervisors denial of the THP Normandie Golf Course Community subdivision plan, number 06-1860.02, dated July 20, 2006, last revised March 7, 2008, for non-compliance to the Upper Salford Township Zoning Ordinance 2005-3, adopted July 14, 2005, and the Upper Salford Township Subdivision Land Development Ordinance 2000-4, adopted on October 10, 2000, as amended, and for non-compliance to 141 items listed on the Township Engineer's letter dated May 7, 2008 and for non-compliance to recommendations in the review of the traffic impact study performed for the township by McMahan dated April 30, 2008.**

*Questions from the public included:*

- Roger Richter questioned whether THP's attorney contacted the Township Solicitor, as advised during the last Planning Commission meeting to offer an extension.

For the record, it was clarified that the Planning Commission secretary had not received any correspondence from THP or their attorney offering an extension of the review under the 2005-3 Zoning Ordinance, nor had the Township Solicitor.

**On a motion made by Mr. Raisner and seconded by Mr. Giannini, the Planning Commission unanimously recommended to the Upper Salford Board of Supervisors denial of the THP Normandie Golf Course Community for the preliminary plan, number 06-1860.02, dated July 20, 2006, revised March 7, 2008, which has been reviewed as per the stipulation agreement under Ordinance 99-1, adopted January 12, 1999, and the Upper Salford Subdivision Land Development Ordinance 2000-4, adopted October 10, 2000, for all non-compliant issues within the Township Engineer's letter dated May 7, 2008, of which there are 137 total comments, as well as all of the non-compliant issues within the traffic review by McMahon Transportation Engineers and Planners, dated April 30, 2008.**

*Comments from the public included:*

- Roger Richter indicated he felt the two reviews confused the issue.

For the record, it was again clarified that the Planning Commission secretary had not received an official extension from THP or their attorney extending the review under the 99-1 Zoning Ordinance, nor had the Township Solicitor.

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**On a motion made by Mr. Raisner and seconded by Mr. McMaster, the Planning Commission unanimously recommended to the Upper Salford Board of Supervisors adoption of the 2007 Open Space Recreation Plan.** It was undetermined if the new Open Space plan should be titled 2007 or 2008.

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On a motion made by Mr. Giannini and seconded by Mr. McMaster, the minutes of the May 7, 2008 meeting were unanimously approved as amended.

*Comments from the public included:*

- Roger Richter asked if the Planning Commission's comments from the previous meeting had been forwarded to THP, which was confirmed.

The meeting adjourned at 9:10 PM.

Respectfully submitted,

Susan Rosato  
Assistant Secretary