

Planning Commission Minutes

Agenda Items

Old Goshenhoppen Church – Preliminary Plan Review
Leroy Clemmer – Special Review (Forestry Permit)
Rutledge Tract
Wrschka Tract – Preliminary Plan Review
New Life Youth – Phase 1 – Final Plan Review
THP – Normandie Golf Course

The regular July 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. Also present were Township Engineer, Mr. Reinert and Township Solicitor, Mr. Imms. Mr. McMaster was absent.

The Planning Commission reviewed the amended preliminary plan for an expansion of the **Old Goshenhoppen Church**. The Township Engineer's letter dated May 30, 2008 was reviewed. Several issues remained unresolved with regard to the parking lot and screening. The Church will be seeking a variance for the landscaping requirements. A trail easement was considered along the abandoned Old Church Road. No further action was taken.

Nathan Wise from Gift Lumber and **Leroy Clemmer** appeared before the Planning Commission for a Special Review for a forestry permit for 330 Schwenksville Road.

On a motion made by Mr. Giannini and seconded by Mr. Raisner, the Planning Commission unanimously recommended approval of the forestry permit of Leroy Clemmer with the condition that no cutting of trees occurs in steep slope and riparian corridor areas or within 15 feet of the property line and that the Township Engineer walk the site to verify the trees that no trees are marked for harvesting in those areas. Also, the township is to be notified when the skids are stabilized.

Edward Wild, Esquire and Jason Smeland, from Richard C. Mast Associates appeared before the Planning Commission to discuss the existing plan for the 14-lot **Rutledge Tract** Subdivision off Clemmers Mill and Spring Mount Roads, which has been idle since the subdivision application was submitted in 2002. Mr. Wild indicated they are aware that zoning relief will be required for steep slope disturbance and limits of road cuts, but requested a review letter from the Township Engineer to determine if any additional relief will be needed. New copies of the plans were requested.

Public comments included:

- Mrs. Coffey mentioned her concern with the emergency access within 10 feet of her house.

Jeff Clemens and Loretta Wrschka appeared before the Planning Commission to review the two-lot **Wrschka** Plan. A site inspection by the Township Engineer and Chairman of the Planning Commission was suggested to discuss road widening issues. No further action was taken.

Kate Harper, along with Steve McBrearty from Bohler Engineer and presented a final plan submission for phase I of the **New Life** Land Development plan, which consists of the construction on one girls dormitory. Improvements are to be installed throughout the various phases. Buffering of the property line will be discussed during a future phase.

On a motion made by Mr. Raisner and seconded by Mr. Sacks, the Planning Commission unanimously recommended to the Board of Supervisors final approval of Phase I which includes the construction of one residential structure in Upper Salford Township, plan dated December 13, 2005, revised June 12, 2008, with the conditions as follows:

- Conformance with the Township Engineer's letter dated June 27, 2008
- Recommendation of approval of the following waivers:
 - Section 608.C.1
 - Section 608.E.2.b.
 - Section 608.E.2.c.
 - Partial waiver for phase I development only – Section 618.D & E
 - Partial waiver for phase I development only- Section 618.F.6 & I.1
 - Partial wavier for section 618.J
- Condition that they will comply with the Whittemore and Haigh Engineering Inc., review letter dated 6/19/08 with the seven comments that have been bolded relative to phase I that are provided in that letter with the clarification that comment #1 is listed as Resolution Comment one on the bottom of page 3.

It is understood that Whittemore and Haigh Engineering may supply an updated letter with regard to the Water Resources Impact Study relating to the single dormitory proposed in the amended phase one, since the June 19, 2008 letter related to the construction of additional structures which were previously proposed for phase one. Prior to the recording of the plan, compliance with the amended letter would be required.

Comments from the public included:

- A suggestion was made that trees donated to the township by other developers could be planted on the New Life property.
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The T. H. Properties Normandie Golf Course plan review was discussed, although no one appeared at the meeting on behalf of THP. It was indicated that THP's attorney informed the Township Solicitor that they would be attending the first meeting after receipt of the Township Engineer's next review letter. The Planning Commission was discouraged by T.H. Properties failure to address their concerns, which were provided to THP in writing along with the Township Engineer's last review letter, in the latest plan submission. They were also disappointed with THP's failure to send representatives to the meeting to answer their questions and concerns.

On a motion made by Mr. Giannini and seconded by Mr. Sacks, the minutes from the June 4, 2008 meeting were approved as written.

Resident Ernie Rosato had questions with regard to property stakes that were installed at the time of his land development being removed from his property by another individual. The Township Solicitor indicated that was a private matter.

The meeting adjourned at 11:15 PM.

Respectfully submitted,

Susan Rosato
Assistant Secretary