

Planning Commission Minutes

Agenda Items

Vernfield Commons – Sketch Plan Review

Trail Connections Subcommittee

Rutledge Tract – Preliminary Plan Review

Wrschka Tract – Preliminary/Final Plan Review

THP - Normandie Golf Course– Preliminary Plan Review

The regular August meeting of the Upper Salford Planning Commission was brought to order by Chairman Giannini at 7:43 PM. Messrs. Raisner and McMaster were present. Also present were Township Engineer, Mr. Reinert and Township Solicitor, Mr. Imms. Mr. Nase came in after the review and motion on the Wrschka Tract Subdivision. Mr. Sacks was absent.

Ron Mininger and Rick Mast from Mast Engineering appeared before the Planning Commission with an amended sketch plan for the clustered commercial development, **Vernfield Commons**, which is located at the corner of Sunneytown Pike and Morwood Road. The Planning Commission voiced some concerns which included the location of the proposed driveways, increased traffic at the intersection, and preference for the day care center to be moved back from the road if possible. It was understood that zoning relief would be needed; however Mr. Mininger was encouraged to submit a preliminary plan first to determine what relief would be needed. No further action was taken.

Representing the Park Board, Ron Mininger presented a request to the Planning Commission seeking assistance with a project the Park Board is working on to connect the existing trails and trail easements throughout the township. The Park Board's desire was to form a subcommittee that could work on the project. The Township Solicitor pointed out that only the Board of Supervisors could appoint members to a committee or subcommittee and only members of the Park Board could be appointed to a subcommittee of the Park Board, however anyone can attend the Park Board meetings to offer advice and assistance with the project.

On a motion made by Mr. Raisner and seconded by Mr. McMaster, the Planning Commission unanimously recommended to the Upper Salford Board of Supervisors preliminary/final approval of the **Wrschka Tract** Subdivision plan, number 3771WSUB, dated November 27, 2006, revised July 14, 2008 with the following waivers, as per the Township Engineers letter dated July 25, 2008:

- Section 404.C.3.a.vii. – manmade features within 100 feet
- Section 602.A & C – Minimum lot width
- Section 605.A – Sidewalks

- Section 605.L – Curbs and storm sewers
- Section 606.A.4 – Street classifications & requirements
- Section 612.D – Street trees
- Section 612.E- Buffer plantings
- Section 612.G.2 – Canopy trees
- Section 612.I – Riparian Corridor planting requirements

With the following conditions:

- Compliance with all comments in the Township Engineer’s letter related to financial securities and guarantees and all other authority that they need approvals for including a sewage plan.
- Modification of the plans, specifically to the detail on page four to be corrected to reflect a shoulder width of four feet for the inside facing the curb.

Richard Parry and Daniel E. Walden-Turek , an environmental scientist with T. H. Properties to review the latest **Normandie Golf Course Subdivision** plan. Mr. Parry offered the following updates:

- THP has engaged the services of additional professional consultants to work with them, including an Irrigation Consultant who will design the irrigation system for the golf course and DelVal Soil; Environmental Scientists and project hydrogeologist.
- Met with PA DOT to discuss road frontage improvements on Old Skippack & Schwenksville Roads. THP plans to comply with all of the Townships SALDO requirements, however, Francis Hanney from PA DOT suggested reducing the shoulder width which could potentially create excessive speed and apply the savings to widening some of the other frontages along Old Skippack, Schwenksville and Shelly Roads that do not belong to T. H. Properties. PA DOT does want the intersection of Old Skippack, Schwenksville and Shelly roads signaled but would not like to see any additional traffic signals installed. A conceptual road improvement design will be submitted to PA DOT with a copy to the township within the next week or two. Mr. Giannini requested that a plan be submitted based on the SALDO requirements for road widening and at that time they could consider agreeing to waivers in lieu of widening acquisition of row for properties not owned by THP.
- THP will be meeting with DEP to discuss use of treated effluent and conceptual irrigation design of the golf course. They are taking a tiered approach with regard to the irrigation with the first tier utilizing treated effluent. The second tier would be to harvest storm water and maximize storage of stormwater runoff from the impervious coverage on the site. The final tier would be the use of well water, with the hope to only need well water during the driest months of the year.
- Mr. Parry indicated that THP planned to attend the September Planning Commission meeting with their civil engineer and hydrogeologist with information from their meeting with DEP and having finalized how the irrigation concept will work.
- One of the existing 6” wells has been converted to a 10” production well which has produced a successful discharge test.
- They have continued with general design work.
- Due to size of the project, Mr. Parry would like to singularly address specific areas. Next month he is hoping to review the entire irrigation concept and stormwater

management issues as well as other items associated with that in the Township Engineer's review letter such as the depth of the basins and amount of cutting on the site. Mr. Giannini felt addressing one item at a time may prolong the review process and mentioned his concern with the time restraints on the project.

- A final decision has not been made regarding the acquisition of a liquor license, however Mr. Parry felt it was likely that they would be securing one due to the nature of the facility.
- Lighting has been proposed for all intersections and the club house area and parking lot. They will be supplying shielding in areas in the parking lot where the lighting appears obtrusive or violates the footcandle limits established in the ordinance.
- Fire hydrant locations have not yet been finalized.
- THP considers Phase I environmental reports proprietary and does not normally release those. Mr. Parry admitted there are some areas that need to be cleaned up which will occur prior to the property being relayed to the township. Mr. Raisner indicated his concern with THP withholding the Phase I report, assuming there was something in the report that they wished to hide from the township and was hoping for more open communication between THP and the township.

Requests from the Planning Commission and Board included:

- Mr. Raiser asked to have the fire department review the plan to see if they have any concerns with the plan.
- Mr. Nase wanted to see full improvements at the intersection of Old Skippack, Schwenksville and Shelly Roads. He also felt that the environmental study should include testing of the riparian corridor, the pond on the Long property and around the area where the Kaiser farm previously existed.
- Mr. O'Donnell would like to see a representative from T.H. Properties at each Planning Commission meeting.
- Updated comments and concerns from the Planning Commission would be officially submitted to T. H. Properties on the day following the meeting.

Zoning Hearing Applications were reviewed for a car wash use at the Shelly Square Shopping Center, landscaping relief for screening with regard to the Old Goshenhoppen Church land development plan, and a small hair salon to be used as a home occupation at the residence of Debbie Rasbold on Schwenksville Road. The Planning Commission did not wish to present testimony at any of the hearings but would be sending a memorandum to the Zoning Hearing Board with regard to their concerns relating to the Rasbold Hearing.

On a motion made by Mr. Raisner and seconded by Mr. Nase, the minutes from the July 2, 2008 meeting were approved as amended.

The meeting adjourned at 9:30 PM.

Respectfully submitted,

Susan Rosato
Assistant Secretary