

September 15, 2009
Salford, Pennsylvania

Planning Commission Minutes

Agenda Items

Zoning Interpretations/Set-backs

Sign Ordinance

537 Sewage Facilities Implementation Ordinance

The regular September meeting of the Upper Salford Planning Commission was brought to order by Vice Chairman Raisner at 7:30 PM. Messrs. Sacks, McMaster and Nase were present. Also present were the Township Engineer, Michael L. Reinert, Township Solicitor, Stephen P. Imms, Jr., and County Planner, Matt Schelly. Mr. Giannini was absent.

The Township Zoning Officer, Bob Hickson, appeared before the Planning Commission to discuss his **interpretation of section 2102.D of the Township Zoning Ordinance** in relation to the extension or expansion of existing non-conforming accessory structures and when a Special Exception would be required. It was decided that the intent of the ordinance should first be determined by the Joint Board and then clarified in the language of the ordinance so that the Zoning Officer is able to enforce the ordinance as intended.

Set-back requirements for accessory structures were also discussed and would need further review by the Joint Board.

Mr. Hickson suggested that the Township consider codifying the Code of Ordinance once all of the amendments to the ordinance currently being considered are adopted.

The **Township sign ordinance review continued**. Changes to the sign ordinance had been an on-going discussion during recent Joint Meetings and was added to the Planning Commission agenda due to the cancellation of the September Joint Meeting.

Bryan Hunsberger and Leo Orloski provided an amended schematic of a proposed sign for the Shelly Square Shopping Center for size consideration.

Mr. Hunsberger also reiterated his request for the township to consider allowing additional signs on the façade of a building if the square footage of the sign doesn't exceed that which is allowed by the square footage of the façade length since the current ordinance only allows one sign per business.

One suggestion was to include standards for signs in shopping centers in the sign ordinance. That would require adding the definition of shopping center to the ordinance.

Mr. O'Donnell requested that the Planning Commission consider all of the suggestions and ideas discussed and offer their recommendation for a change to the sign ordinance.

Mr. Schelly was asked to provide the township with a draft amendment to the sign ordinance for consideration prior to the next meeting.

Comments from the public included:

- Jerome Burke indicated he would like to see the sign enlarged to sufficiently accommodate the names of all the businesses at Shelly Square to aid their success.
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The draft ordinance amending Chapter 18 of the Code of Ordinances of Upper Salford Township for implementing the requirements under the **Act 537 Sewage Facility Plan** was reviewed.

Comments and suggestions from the township included:

- Adding “proper” before “abandonment of existing on-lot sewage disposal systems” in the title on the first page.
- The definition of Equivalent Dwelling Unit (EDU) should also be listed under the section relating to the public sanitary sewer system to reflect the gallons per day for sewage flows since it differs from the on-lot sewage disposal systems.
- The definition of IRSIS will be added.
- Mike Reinert will check on all references such as those made to table V-3 of the Act 537 Sewage Facilities Plan.
- Add a line before B. Advances Technology Systems on page 9
- Add a “,” to \$2,500.00 on page 10.
- Correct lettering on page 11 (I & J skipped)
- It was suggested that the township provide a form that pumpers and/or other providers of service, would us to provide information to the township consistent with what is required. “Form” should replace “receipt” where applicable.
- Change Section 107 G. on page 11 to make the resident responsible for providing required information to the township instead of the pumper/hauler.
- Section 108 D. needs to be amended to remove “within a residence” for discharge of hot tub and sauna water.
- Mr. Imms was instructed to look into section 108.E., pretreatment of effluents, to determine why it is included in the ordinance.
- Remove Section 110.C requiring pumpers to be licensed by the MCHD.
- Amend Section 112.A to remove everything after “every three years” to eliminate compliance date.
- Amend Section 114.B to indicate “an” imminent.
- Amend Section 115.A.4. to indicate “shall *have* the right”.
- Amend Section 115.C, the second sentence, to reflect the applicant shall bear or the applicant bears.
- Section 115 – consider setting a procedure for variances.
- Section 115.C.2. should reflect Board of Supervisors in lieu of Board of Appeals.

Comments from the public included:

- Alice Hollingsworth had questions relating to residents input on the Act 537 Sewage Facilities Plan.

- Joann Wismer asked how she could help to make residents aware of the on-going meetings regarding the Act 537 Sewage Facilities Plan.
- Rich Hollingsworth questioned the process remaining for the adoption of the plan.

It was noted that the continuance of the review of the draft ordinance would continue at the October 7, 2009 meeting of the Joint Board.

On a motion made by Mr. Sacks and seconded by Mr. Nase, the minutes of the July 21, 2009 minutes were approved as submitted.

The meeting adjourned at 10:20 p.m.

Respectfully submitted,

Susan Rosato
Secretary