

September 21, 2010
Salford, Pennsylvania

A meeting of the Planning Commission was brought to order by Chairman Giannini at 7:30 p.m. Messrs., Raisner, Sacks and McMaster were present. Also present were the Township Solicitor, Stephen P. Imms, Jr., Township Engineers, Michael Reinert and Jeff Kerlin and Sewage Engineer, Fred Ebert. Supervisors in attendance were Messrs. Poatsy and O'Donnell. Messrs. VanLuvanee and Nase were absent.

A Use and Occupancy permit application submitted by **MAG Auto Group LLC** for the premises located at 1950 Sumneytown Pike was reviewed. Justin Lasco and Barry Billing attended the meeting on behalf of MAG Auto. The Township Solicitor read conditions that were imposed during a Conditional Use hearing previously held in 1997 for a former tenant and similar use of the property. Those conditions included:

- 1) Maximum number of cars should be no more than 12 at any one time.
- 2) The proposed sign must be in compliance with the Township's sign ordinance.
- 3) The hours of operation are to be from 8 a.m. to 6:30 p.m. Monday through Friday and 9 a.m. to 12 p.m. on Saturdays.
- 4) No additional lighting is to be installed.
- 5) No additional impervious surface added.

On a motion made by Mr. Sacks and seconded by Mr. McMaster, the Planning Commission unanimously recommended approval of the Use and Occupancy permit to the Board of Supervisors based upon the continuation of the conditions previously imposed.

The **Stoneback Zoning Hearing Application** was reviewed. The applicant is seeking relief from the 14' maximum height allowable for accessory structures to construct a garage 20' in height that will replace an existing shed and accommodate photovoltaic solar panels. The Planning Commission did not feel it was necessary to present testimony at the October 11th Zoning Hearing.

The discussion of the **Act 537 Sewage Facilities Plan** continued. The revisions made to the implementation ordinance as discussed during the August 17, 2010 meeting were reviewed.

Comments from the public included:

- Jeff Gross, a Council Member from Souderton Borough, spoke of his knowledge of the pumper/hauler business and commented on the requirements being considered by the Township for pumper/haulers with regard to PA Sewage Management Association certification, registration with the Township and inspections to be completed by the truck operator.
- Roger Richter felt providing educational material to the residents along with the three year pumping requirement would be more effective than requiring inspections by the pumpers.
- Clair Coneghen mentioned that there was free water testing available.
- Earl Cardellino commented on the amended implementation ordinance presented to the Planning Commission and Board members.

It was decided that before the Township can proceed further with the Act 537 Sewage Facilities Plan, decisions would need to be made by the Board of Supervisors to determine what their goals for the Plan were which would affect other issues relating to water testing, pumper/hauler certification and registration, and the extent of observations to be made by the pumper haulers or inspection requirements by a Sewage Enforcement Officer. Also under consideration was the implementation of an educational program. No future meeting date was set at this time.

On a motion made by Mr. Giannini and seconded by Mr. Raisner, the minutes from the August 17, 2010 meeting were unanimously approved as submitted.

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Susan Rosato
Secretary