

APPROVED

August 1, 2007
Salford, Pennsylvania

Planning Commission Agenda
Bunton – Final Plan Review
Mininger – Land Development Sketch
Shelly Square – Pad Site Option

The regular August meeting of the Upper Salford Township Planning Commission was brought to order at 7:30 pm by Vice Chairman Raisner. Also present were Messrs. Sacks, McMaster, Nase, Township Engineer, Mike Reinert and Township Solicitor, Stephen Imms. Mr. Giannini was absent.

Jeff Clemens, along with his Engineer, Susan Rice, presented a revised final plan for the two-lot **Bunton Tract** on Burton Road. In response to the Township Engineer's letter dated July 25, 2007, the following items were discussed:

- Item 1 - The structure referred to in item #1 is a swan house. Mr. Clemens reiterated his intention to move that structure.
- Item 4 – Ms. Rice indicated that they would revise the swale and add a note to the plan regarding the installation of the roadside drainage, as suggested by the Township Engineer.
- Item 5 – The members of the Planning Commission agreed that the full extent of section 612.G.2, which requires one canopy tree per 10,000 square feet of lot area, could not be met due to the existing vegetation. They felt the Board of Supervisors should decide if a fee-in-lieu of the trees would be required.

Comments made by the Planning Commission included:

- It was requested that flares be added to the end of the driveway for lot #2.

On a motion made by Mr. Nase and seconded by Mr. Sacks, the Planning Commission unanimously recommended to the Board of Supervisors approval of the Bunton Tract Subdivision, Plan number 3771BSUB, dated November 27, 2006, revised July 13, 2007, to include the following waivers which are listed on the plan:

- Section 404.C.3.a.vii – Natural or manmade features within 100 feet of the tract boundaries be included on the plan.
- Section 605.A. – Sidewalks along existing streets.
- Section 605.L. – Curb and storm sewers along existing streets.
- Section 606.A.4. – Partial waiver – road widening and shoulders along existing streets. Applicant shall provide widening of 1 foot of cartway and 4 feet of

shoulder reduced to 1 foot of cartway and 1 foot of shoulder in front of the existing residence, as determined by the Township Engineer.

- Section 612.D. – Partial waiver – street trees along existing streets, applicant shall provide street trees to supplement existing tree line.
- Section 612.E. – Partial waiver – property line buffers. Applicant shall provide a filtering buffer along the proposed driveway to be determined by the Township Engineer after construction of the driveway
- Section 612.I – Riparian Corridor planting.

In addition to those waivers is a partial waiver for Section 612.G.2., which is for canopy trees on lot 2 or consideration by the Board of Supervisors to determine a fee in lieu of approximately 20 trees.

- Flares on the driveway from lot #2 should be shown on the plan.
- Compliance to the Township Engineer’s letter dated July 25, 2007.

Ron Mininger and Luke Miller presented a sketch plan for the property located at the corner of Sunneytown Pike and Morwood Road. The sketch proposes six new buildings along with two existing buildings on a total of 181,935 square feet encompassing both Upper and Lower Salford Townships. The property consists of four separate zoning districts.

Although several ideas were suggested by the Planning Commission with regard to the layout and architectural design of the proposed structures, it was suggested that Mr. Mininger and Mr. Miller review the sketch in accordance with the current Zoning Ordinance and Subdivision and Land Development Ordinance. They would be required to seek relief from the Zoning Hearing Board for all zoning issues that do not comply with the Zoning Ordinance, including the impervious coverage.

No further action was taken.

On a motion made by Mr. Sacks and seconded by Mr. McMaster, the minutes of the July 11, 2007 meeting stood unanimously approved as written.

Bryan Hunsberger and Leo Orloski from Spring Hill Realty approached the Planning Commission to discuss an option for the vacant pad site at the **Shelly Square Shopping Center**. Mr. Hunsberger reiterated the desire to place a car wash on the site, which he had previously discussed with the Planning Commission back in June of 2006, but this time planned to own and operate the car wash through Spring Hill Realty. He knew the Planning Commission had a favorable view of a car wash during the last discussion and felt he would be able to address the concerns they had regarding appearance, noise and operational hours better with Spring Hill Realty running the business. Although it was not determined if the Board of Supervisors would want to add

car wash to the permitted uses in the township, consideration of amending the Zoning Ordinance to include that use would need to be discussed with the County Planner, Eric Jarrell, to determine if adding that use to Upper Salford would be in compliance with the Regional Comprehensive plan. Another option would be for Spring Hill Realty to seek a variance through the Zoning Hearing Board. No further action was taken.

The meeting adjourned at 8:30 pm.

Respectfully Submitted,

Susan Rosato
Assistant Secretary