

April 21, 2009
Salford, Pennsylvania

Planning Commission Minutes

Agenda Items

Rick Buckman– Wind Mill Consideration for Spring Mountain
Vallone/Kratz Station Road-Crusher Road Farm – Sketch Plan
Larson Road – Preliminary Minor Subdivision
THP/Normandie Golf Course – Road Improvements & Trails
Zoning Hearing Applications – Schneidinger, Matczak & Walter

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

Supervisor Kevin O'Donnell announced that the Township Board of Supervisors would be scheduling a special meeting to consider taking action on the pending **T. H. Properties Normandie golf course** subdivision plan prior to the end of the month. No date has been set but residents were encouraged to look for further notice of that meeting.

Rick Buckman from Spring Mountain Adventures returned to discuss the possible installation of a wind turbine on the portion of Spring Mountain owned by the township. The wind turbine would be used to generate electricity for the operation of the various recreational activities offered by Spring Mountain Adventures.

Concerns mentioned by the Planning Commission continued to include the visual impact, noise and ice hazard, in addition to the endangerment of birds/wildlife, although the members of the Planning Commission were generally in favor of the idea.

The Township Engineer felt Mr. Buckman would need to go before the Zoning Hearing Board to address issues related to the height of the structure.

Mr. Buckman was directed to the Township Zoning Officer to determine how he should proceed.

Comments from the public included:

- Ken VanLuvanee mentioned his concern with the noise that would be generated by the wind mill and the impact on wildlife.
 - Chip Damiani questioned the income to the township from Spring Mountain Adventures and their rights as a leasee. He would like the business to be viable for Spring Mountain Adventures.
 - Tom Brown felt the preservation of open space and natural setting should prevail over economics.
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No one appeared before the Planning Commission to review the sketch submitted for the five-lot subdivision of the **Crusher Road Farm**, which is an 81 acre farm off **Kratz Station Road**. The majority of the property is in Marlborough Township with a small portion in Upper Salford Township. Two of the proposed lots are designed to take access from Kratz Station Road within the Township.

The Planning Commission would like to have the applicant attend the May meeting to discuss the proposed subdivision. Issues discussed included their desire to see lot five deed restricted from further subdivision and improvements to Kratz Station Road.

No further action was taken.

Rick Mast appeared before the Planning Commission to review the **Larson Road** preliminary minor plan/lot line adjustment.

On a motion made by Mr. Raisner and seconded by Mr. Sacks, the Planning Commission unanimously recommended to the Upper Salford Township Board of Supervisors preliminary/final approval of the Larson Road Subdivision, plan dated February 20, 2006, last revised January 26, 2009. The applicant must comply with all items listed in the Township Engineer's letter dated March 2, 2009, with the recommendation of approval of the following waivers:

- Section 605.A – sidewalks
- Section 605.L – curbs and storm sewers
- Section 606 – road widening
- Section 608 – deferral of stormwater management plan until the individual lot owner applies for a building permit.
- Section 612 – deferral of landscaping until the individual lot owner applies for a building permit.
- Section 620 – Community Connections Plan

With the following additional requirements:

- All lots in this subdivision must be deed restricted from further subdivision with the limitation of one dwelling unit per lot.
 - With the note that all concrete monuments must be set at property corners prior to the recording of the plan.
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No representative from **T. H. Properties** attended the meeting to discuss the proposed **Normandie Golf Course** land development plan.

On a motion made by Mr. Raisner and seconded by Mr. Sacks, the Planning Commission unanimously recommended to the Upper Salford Township Board of Supervisors denial of the Normandie Golf Course Community Subdivision plan dated July 20, 2006, revised September 19, 2008, for the following reasons:

- Comments in the Township Engineers letter dated October 31, 2008 which comprises of 37 zoning issues and 59 subdivision issues that have yet to be resolved as well as the following additional concerns:
 - Information relative to the irrigation as far as basin structure and safety
 - Golf Course construction and design including safety elements
 - Club house/pro shop maintenance and other structures

- Architectural submittals not supplied
- Details on parking and landscaping
- Existing site conditions including copies of the phase I environmental reports were not provided
- Under the development of homes, a yield plan was not provided
- No plans for trails, pathways and recreational area parking
- Vehicle access into the development
- Buffering for golf course protection
- No homeowners agreement submitted
- Improvements to existing roads has not been resolved
- Storm water controls including structures and complete calculations
- Details lacking for the sewage treatment plant including the design of the expansion
- Details with the Warren Long property including code compliance
- Operation of the golf course addressing issues such as liability, performance standards and details such as pesticides and fertilizer applications.

Zoning hearing applications were reviewed for **Gerald Schneidinger** (existing non-conforming use of property in R-2 district), **Edward Matczak** (relief from front and side yard setbacks for the reconstruction of a destroyed barn/garage) and **David Lee and Sherry Walter** (relief from side and rear yard setbacks for the installation of a shed). The Planning Commission did not wish to present testimony at any of the zoning hearings.

On a motion made by Mr. Giannini and seconded by Mr. Sacks, the minutes from the March 17, 2009 meeting were approved as submitted.

The meeting adjourned at 9:00 PM.

Respectfully submitted,

Susan Rosato
Secretary