

**APPROVED**

May 7, 2008  
Salford, Pennsylvania

## **Planning Commission Minutes**

### **Agenda Items**

**Campbell - Preliminary Plan**

**Bateman - Final Plan**

**Hangey, Connor, & Fazio - Zoning Hearing Applications**

**Solar Panel Installation at Fire Company**

**THP - Preliminary Plan**

**Rutledge Tract**

The regular May 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, Mr. Reinert and Township Solicitor, Mr. Imms.

A preliminary/final plan for a 2-lot minor subdivision for **John Campbell** identified as plan #07033, dated March 10, 2008, located on Old Skippack Road was presented for review.

Mr. Campbell confirmed that the proposed accessory structure to the proposed single family dwelling would not be used for commercial purposes.

Mr. Campbell will be posting financial security for road widening, curbs and sidewalks and will request temporary access to the highway utilizing a trench drain for runoff until the development of the Normandie Golf Course subdivision has been finalized and road improvements related to that development confirmed.

A waiver would not be required for SALDO section 612.D.3.a, street trees, since the applicant plans to provide all trees required, only to be planted in other locations on the property.

**On a motion made by Mr. Raisner and seconded by Mr. Sacks, the Planning Commission unanimously recommended to the Board of Supervisors approval of the Campbell preliminary plan, number 07033, dated January 30, 2008, revised April 7, 2008, with the following waivers:**

- **SALDO Section 401.B - partial waiver for existing features within 400 feet of property**
- **SALDO Section 401.B.6. - Viewshed analysis**
- **SALDO Section 612.E - partial waiver buffer plantings along all property lines**
- **SALDO Section 612.G.2. - partial waiver one canopy tree per 10,000 sf of lot area**
- **Section 308 of Ordinance 2006-1 and SALDO Section 608.B.1.a.v,b.ii & F - stormwater calculations for improvements specific to road widening, curbs, storm sewers and sidewalks.**
- **SALDO Section 608.E.2.d & 612.H - landscaping of stormwater management basins.**

- **SALDO Section 608.E.2.f - Outlet pipes**

**With the following conditions:**

- **Compliance to the Township Engineer's letter dated April 25, 2008**
  - **Financial securities to be posted for all improvements, including road improvements and any associated engineering costs for road improvements.**
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Matt Williams from Hibbeln Engineering Company presented a final subdivision plan for the eight-lot **Bateman Tract** on Salford Station Road.

*Comments from the public included:*

- Roger Richter voiced his concern that the new residents would not maintain the swales.
- Chip Damiani questioned if the swales were the best way to handle the stormwater runoff.

**On a motion made by Mr. Nase and seconded by Mr. Sacks, the Planning Commission recommended to the Board of Supervisors a conditional approval of the Bateman Tract, Plan # 1041, dated June 15, 2007, last revised April 11, 2008 with the following conditions:**

- **Compliance with the Township Engineer's review letter dated May 6, 2008**
- **Waivers granted as listed on the plan:**
  - **Section 605.A - Sidewalk along all existing and proposed streets**
  - **Section 605.L - Curbing and storm sewers along all existing and proposed streets**
  - **Section 608.E.2.a. - Basin side slopes**
  - **Section 608.E.2.b. - Minimum flow path length**
  - **Section 608.E.2.c. - Total basin perimeter length**
  - **Section 608.E.2.d. - Stormwater Management facility**
  - **Section 612.H - Stormwater management facility landscaping**
  - **Section 612.D - partial waiver for street trees**
  - **Section 612.E - partial waiver for buffer planning - adjoining property**
  - **Section 612.G - partial waiver for additional required plantings**
- **Approval of a maintenance agreement by the Township Supervisors**
- **No building on the rear of lots 1, 2 & 3 as stated in the agreement**
- **Disclosure of all maintenance agreements to the property owners**

**The vote carried four to one with Mr. Raisner voting nay.**

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The Planning Commission reviewed the following Zoning Hearing Applications:

- Hangey - seeking a Special Exception from Section 2217 in order to construct a single family, three-bedroom home with an attached one-bedroom in-law suite.

- Connor – seeking relief of side yard setbacks to enlarge existing one car garage to a two car garage.
- Fazio – seeking relief of side yard setback aggregate and 14’ height restriction.

The Planning Commission felt that their testimony was not required at any of these hearings.

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The Planning Commission reviewed the ground mount installation plan for the **solar panels at the Upper Salford Fire Company** and determined that a land development would not be required. They did, however, suggest installing a fence around the solar panels for safety purposes.

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Richard Parry from T. H. Properties appeared before the Planning Commission to discuss the preliminary plan submission for the **Normandie Golf Course**, which proposes 175 single family homes on an 18-hole golf course.

Mr. Giannini mentioned that a consensus was reached by the Board of Supervisors during the April 8, 2008 Board of Supervisors meeting to review the plan based on both Ordinance 99-1 and Ordinance 2005-3, which is how the plan was reviewed by both the Township Engineer and Planning Commission.

The Planning Commission members presented the following concerns with the plan as submitted:

- Variances are required for the uses on parcels A1, A2 and D. Sections 601 and 2206 under both ordinances.
- Yield Plan is required by Section 602 of both Ordinances and 702 of Ordinance 99-1. Variances are required if no yield plan is submitted.
- Density based on 1 dwelling unit per 80,000 s.f. has been exceeded. (Ordinance 2005-3).
- Neighborhoods have not been designed in accordance with Sections 602 and 2207 of both ordinances and Section 702 of Ordinance 99-1. Variances may be required.
- Dimensional requirements of Section 602 of both ordinances and 702 of Ordinance 99-1, such as setbacks, lot widths, buffers, etc., must be met.
- Impervious coverage is over the limits prescribed by the ordinance. Variances from Section 602 of both ordinances and 702 of Ordinance 99-1 may be required.
- Variances will be required with regard to various overlay districts; Article 16, Floodplain, Article 17, Steep Slope and Article 18, Riparian Corridors.
- The Planning Commission would like to see some kind of business plan for the Golf Course. A management plan for the greenway land is required by Section 2208. A variance will be required if a plan is not submitted. The Township would like some assurance that THP will be able to run the golf course successfully over the next 30 years.
- THP’s intentions regarding a liquor license for the site were questioned.
- Parking information is needed, as per Article 19. On-street parking provisions for interior roads should be provided.

- No information on road improvements has been submitted. Exterior road improvements including full road widening with sidewalks and curbs are needed and must comply with township ordinance. Proper width, shoulders and traffic controls are needed. Road widths inside the development need to comply with ordinance for width. Creating “No Parking” in street is ineffective and has created obstructions to emergency vehicles in several neighboring developments.
- Per traffic study, three intersections warrant a traffic signal. This many homes create a traffic hazard.
- Information on site lighting needs to be provided.
- Provide a water study that would evaluate the negative impact to the township that would permit installation of wells with a THP estimated irrigation requirement of 406,000 gallons per day compared to a groundwater re-charge of only 229,000 GPD. How will THP make up for the shortfall from irrigation requirements and site recharge capacity. What plan is in place if neighboring water service is interrupted and there are problem with local wells.
- Areas are not shown on the plans for the treated wastewater handling. These can be significant areas and need to be worked into the design.
- Details on water and sewer including pumping and storage of effluent for irrigation need to be provided.
- Detail on proper storage (containments etc.) for fuels and chemicals needs to be provided.
- Architectural information on all buildings needs to be submitted. The proposed building scale may be too large for the proposed lots. A village type residential dwelling with regard to appearance should be mandated and be reviewed as a neo-traditional village house due to the density proposed.
- Protection of the view sheds needs to be addressed. Heights of buildings should be reconsidered, integrating the proposal with one story dwellings at various locations.
- Provide trail connections per community connection plan and safe public access through the greenway land. Look at south side of site.
- Provisions need to be made for active recreational land within the development that is safely protected from the golf course.
- Current layout excessively fragments the open space area and renders it less beneficial. This layout also results in significant hazards to the homes and residents from errant golf ball impacts. Options for grouping the homes on one side of the road should be reviewed.
- Consider 55 and older community for part of or full development.
- A Conditional Use hearing is required for a golf course in an R2 & R1.5 Rural Residential District. (Sections 304.G.3.c, 601.B.2 & 701.B.2) The Conditional Use hearing and the stipulation agreement do not address the conditional use requirements.
- Mixing the golf course use with maintenance and residential homes by stipulation or not creates a mixed use project.
- Since the golf course was extended after the review was made by the golf course design expert hired by the township, the developer should show evidence of playability, installation of safety features such as set-backs, berming, screening,

lightning alarms and other safety features. The safety features should be naturalized material- poles and netting should not be utilized.

- A Phase 1 Environmental Site Assessment (ASTM Standard E 1527-05) with a Phase 2 Environmental Assessment and a Phase 3 clean-up, if required, needs to be conducted due to concerns about underground fuel oil tanks, degreaser usage and spills, pesticide mixing locations and soil contamination, concrete floor contamination, dump sites including any hazardous chemicals or materials such as asbestos waste. These tasks should be performed by the Township with THP reimbursement.
- An archaeology study is needed as statements made during the reviews indicate there are areas on the Long property that may require the study.
- Provide all buffer planting requirements and move cart path away from 25' buffer area.
- Secure a review by the Upper Salford Fire Company to determine the cost estimates for training and equipment purchases associated with dealing with an additional 175 dwelling units and hazardous materials utilized by the golf course.
- Fire Hydrant locations need evaluation and adequacy of fire water for firefighting operations if public water is not utilized on the project.
- The reduction in size of the Warren Long property will increase the non-conformance of the property. Return the Warren Long property to conformance prior to the final plan approval. Provide documentation that the well and sanitary systems are adequate for the existing remaining dwelling unit. (Section 2100 A & B)
- All buildings to remain must meet all the requirements within Section 611.B.
- On subsequent submittals, provide report stating all changes and a response to the Township Engineer's letter. (Section 506.B)
- Correct all inaccurate file notes and stipulated waivers listed on the plan.
- THP's engineer should be present at the meeting to answer questions.
- Plans should be submitted to Lower Salford Township

Mr. Hagey indicated that he did not agree with the decision to review the plan under both the 99-1 and 2005-3 Ordinances. He felt if the stipulation challenge is upheld, the review process would need to be started over so the double review only complicates the issue at this time.

Mr. O'Donnell and Mr. Poatsy indicated that they appreciated the review efforts being made by the Planning Commission.

*Comments from the public included:*

- Chip Damiani indicated that he had played at the THP owned golf course and felt they did a good job managing the course. Mr. Parry confirmed there was a significant increase in golfers once THP took over the course.
- Kathryn Ross was surprised THP would want to put in a golf course in Upper Salford when the course in Lederach has not been very successful.
- Mary Larson agreed with Ms. Ross' concerns regarding the golf course.

- Roger Richter questioned the need for the double review of the plan and asked who would be paying for the 2005-3 ordinance review. He also felt that due to the rate of speed traveled by vehicles along Shelly Road, the view shed should not be a concern. He didn't think the pile of tires left on the site would be a problem because he felt certain THP would clean that up when constructing the golf course.

Mr. Imms felt it would be appropriate for the members of the Planning Commission to submit their written notes to T. H. Properties, along with the Township Engineer's review letter to offer a clear description of the issues discussed.

In response to the request to extend the review period, Mr. Parry indicated that he would ask his attorney to contact the Township Solicitor.

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The discussion of the **Rutledge Tract** was tabled until the June Planning Commission meeting, due to a request of Jeff Clemens and his desire to have his attorney and project engineer present.

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On a motion made by Mr. Sacks and seconded by Mr. Giannini, the minutes of the April 2, 2008 meeting were unanimously approved as amended.

The meeting adjourned at 9:25 PM.

Respectfully submitted,

Susan Rosato  
Assistant Secretary