

APPROVED

January 2, 2008
Salford, Pennsylvania

Planning Commission Agenda

Reorganization

Shelly Square – Sketch Plan

Atlantis Properties – 2250 Potato Rd- Minor Subdivision

Bateman Tract – Road widening issue

Sprint Expansion

Alderfer & Atlantis Properties - Zoning Hearing Applications

The regular January meeting of the Upper Salford Township Planning Commission was brought to order at 7:30 p.m. by Chairman Giannini. Also present were Messrs. Raisner, Sacks, McMaster, Nase, Township Engineer, Mike Reinert and Township Solicitor, Stephen Imms. For the record, Mr. Sacks was not included in any votes as his term expired on December 31, 2007 and the 2008 Board of Supervisor's reorganization meeting had not yet taken place for appointment/reappointment of his position.

The meeting was turned over to the Solicitor, Mr. Imms, for the purpose of nominating a Chairman and Vice Chairman for 2008.

On a motion made by Mr. Raisner and seconded by Mr. McMaster, the board unanimously appointed Mr. Giannini as Chairman. The vote carried 3 to 0. Mr. Nase was not present during the appointment.

On a motion made by Mr. McMaster and seconded by Mr. Giannini, the board unanimously appointed Mr. Raisner as Vice Chairman. The vote carried 2 to 0 with Mr. Raisner abstaining. Mr. Nase was not present during the appointment. Mr. Imms clarified that the vote could be made with the majority of the quorum in favor.

Bryan Hunsberger and Leo Orloski appeared before the Planning Commission to present a sketch plan for the **Shelly Square Shopping Center**. They are proposing a two bay, automatic, self-service car wash and a 1200 square foot building to be used as a convenience store or restaurant with a drive through. Spring Hill Realty would own and operate the car wash. Neither the operator, nor type of business for the other building was known at this time. Mr. Hunsberger felt it would be a benefit to construct the building prior to finding a leasee, as that would allow Spring Hill Realty control over the design and appearance. The façade of both buildings would be similar to the existing shopping center. The impervious coverage would be less than the previously approved plan and additional landscaping would be provided.

Mr. Raisner noted that the current zoning for the commercial district does not include car wash as a permitted use. It had been a permitted use in the previous zoning, which was in effect at the time the shopping center was constructed. He felt zoning relief should be granted prior to proceeding further with the plan.

Mr. Sacks clarified that the hours of operation, height of buildings and lighting would be the same as the existing shopping center. He also asked if there would be doors

to close the bays when the car wash was not in operation to avoid anyone from hanging out in that area. He was advised that there would be.

Mr. Giannini asked if any new signs would be proposed. He was told only the signs on the buildings. He had some concerns with the proposed traffic patterns but felt that could be addressed after the applicant obtained zoning relief.

Mr. McMaster agreed with all of the comments made. He also was concerned with the traffic patterns and the flow between the vacuum area and car wash. Overall, Mr. McMaster felt the proposed plan would be good for the shopping center.

Mr. Nase also had concerns with the traffic patterns. He confirmed that nothing would be added to the end of the existing strip stores that might interfere with the car wash traffic. He requested screening around the mechanical units and trash areas.

Mr. Hagey asked if the car wash would be using recycled water. Mr. Hunsberger indicated they would be. Mr. Hagey further asked if any of the water would go to the sewage treatment plant and if so, how that would affect the plant. Mr. Hunsberger explained that the excess water would go to the plant and that he had discussed the issue with Fred Ebert, his Sewer Engineer, and was told that since the soaps to be used are biodegradable it would not be a problem.

Mr. Poatsy had similar concerns with the sewer treatment plant and traffic patterns. He also suggested that they seek an interpretation of the zoning ordinance before proceeding further.

Public comments included:

- Gary Larson felt that Mr. Hunsberger should determine how many EDUs would be required to run the car wash since the sewer treatment plant may be maxed out with the THP development and problem areas of the township.
- Rudy Gular had some concerns with lighting, noise and esthetics of the car wash. He was also concerned about the trash a car wash may generate when people are cleaning out their cars.

Mr. Hunsberger polled the Planning Commission members and asked if anyone would oppose the car wash if they were to seek relief from the zoning hearing board, to which no one indicated any opposition.

Chris Canavan from Atlantis Properties presented an amended preliminary plan for the two lot subdivision at **2250 Potato Road**. He responded to the Township Engineer's letter dated November 19, 2007.

- Atlantis Properties has applied for a hearing with the Zoning Hearing Board in response to item 2, which relates to the primary sewage disposal location on lot #2 within Zone 2 of the riparian corridor. The hearing is scheduled for January 14, 2008.
- In response to #7, Mr. Canavan indicated they would have the existing septic system on lot #1 tested as required. With regard to lot #2, he further explained that DEP does allow an A/B system as a replacement system as long as an elevated sand mound location is found on the property. Supervisor, Beth Mahoney, at DEP confirmed this. He indicated that they would research the IRSIS issue noted in the Township Engineer's comment. Mr. Nase asked if all new developments could use an A/B system as their back up system. Mr. Reinert indicated that the A/B systems are viable systems and can be used as a backup system if installed and maintained properly.

DEP's policy is that they do not permit them as a primary system for the creation of a new lot. At this point, the township's policy only addresses the primary system.

- Mr. Giannini questioned whether the spray irrigation system on lot one could meet the township's requirements for the isolation distance from property line. Mr. Canavan indicated that the spray irrigation system was indicated on the plan for planning purposes only. They have a controlled fill site on the property that they hoped would be viable before the existing system failed.
- With regard to item 12, Mr. Canavan asked for some guidance as to whether the township would prefer they cut down the trees in the area of the future trail easement or leave the landscaping as it currently is; which could allow the trail to wind through the existing trees. Mr. Raisner indicated his preference would be to have the existing cedar trees removed, the easement area kept as lawn and buffer planting installed between the neighboring property line and the trail easement. The plan proposes a 20' easement, however, Mr. Canavan thought it would be possible to increase that to a 25' easement to allow equipment to get in and construct the trail in the future, although he pointed out that the area was within the 50' access easement. Mr. Raisner felt that if the trail was not to be installed at this time, a fee-in-lieu should be provided to allow the township to construct the trail in the future.
- To augment the existing landscaping along the property lines, Atlantis Properties had a landscape architect prepare a plan that would include appropriate buffer in areas that were lacking sufficient buffering, as well as between lots one and two, as suggested by the Planning Commission.
- With regard to street trees, Mr. Canavan indicated they are not opposed to putting the street trees in, they just did not feel the existing vegetation allowed for those required in the township ordinance. Mr. McMaster suggested putting the street trees in the park further down on Potato Road. Mr. Canavan was agreeable to that suggestion. Mr. Giannini felt the Board of Supervisors may be interested in a fee-in-lieu of the trees.
- Mr. Canavan referred to the Township Engineer's waiver estimates. He indicated that he could provide documentation of lower cost estimates for the sidewalks and curbing. He would forward quotes to the Township Engineer. He also stated that the landscaping waivers list all landscaping required by the ordinance but does not deduct the landscaping proposed to be supplied nor does it offer a credit for existing vegetation. He would like the opportunity to discuss the figures with Mr. Reinert further.
- Mr. Sacks felt that the applicant should proceed with the zoning hearing before any further consideration is made on the plan since the A/B system would become the primary system for lot two if the Zoning Hearing Board denies Atlantic Properties request for a variance in order to install an elevated sand mound within zone two of the riparian corridor.
- Mr. Hagey felt a key issue was whether to allow an A/B system as a backup system. He thought the township should decide on a policy since this could set precedence in the future.
- Mr. Poatsy suggested putting a controlled fill site on Lot 2 to be used as a backup location, instead of utilizing an A/B system for backup. Mr. Reinert pointed out that for planning aspects, it would be better to leave the A/B system on the plan since the controlled fill site would not be available for four years and it would leave the lot without a backup site during that period. Mr. Poatsy clarified that the A/B system would remain the backup system for planning purposes, however, the Land

Development Agreement could be worded as such that would allow the controlled fill site to replace the A/B system as the backup system once it has been tested and approved after the four year period.

The applicant will return after a decision is given by the Zoning Hearing Board. No further action was taken.

Steve Fisher from Spring Mountain Builders, along with his Engineer, Anthony Hibbeln, appeared before the Planning Commission to discuss the road improvements for the **Bateman Tract**. Mr. Fisher had met the Township Road Master at the site and explained how what they were proposing for the road improvements were what he considered best management practices.

When discussing the waivers, Mr. Hibbeln felt that with the existing vegetation and what they were contributing in the way of the bike trail, trail easements, swale construction and culverts, they were within \$50,000 of the amount they were seeking in waivers. He asked that the Planning Commission take into consideration the drop in density of units from what they started with.

Mr. Raisner was skeptical about Mr. Hibbeln's calculation of contributions in lieu of waivers.

Mr. Giannini agreed with eliminating the landscaping around the basins. He was satisfied with the road improvements proposed.

Mr. McMaster had no comments other than to say the applicant has worked well with them and he would like to see this move forward.

Mr. Nase said that from the beginning he felt sidewalks should only be on one side and the trees should only be removed from one side to allow for road widening, preferably the north side, which is the side the curve will be extended.

Mr. Hagey still had some concerns about the individual stormwater basins and holding the residents accountable for them. After the site inspection, he felt willing to take a chance since the basins would be on the other side of the riparian corridor, although he preferred to hold one person accountable for a large basin instead of eight. He also felt there should be curbing along the road and storm sewers since stone berms require maintenance. He referred to the Stone Hill development and indicated he would like to see something similar with this development.

Mr. Poatsy felt the Township Engineer should review the waivers with Mr. Fisher's Engineer.

Public comment included:

- Dale McConnell, whose property abuts Mr. Bateman's property, indicated he has been experiencing a water flow problem since Mr. Bateman has blocked the natural flow of water from Mr. McConnell's property. He is concerned the backup of this water will adversely affect his sand mound. Steve Fisher indicated that he had inspected the site and found that Mr. McConnell had dug a trench that diverted the water that was originally proposed to flow across his property to Mr. Bateman's property. It was determined that this was an off-site issue and could not be dealt with through the proposed development review. The Township Engineer was directed to make a site inspection to see if he could offer some advice.

- Roger Richter felt the water that currently runs down Salford Street is excessive and did not feel that a swale could effectively handle the water flow. He felt the development required curbs and storm sewer.
- Gary Larson was concerned that there would be more water leaving the road with the proposed widening and thought it would increase the flow into the stream. He further indicated he is already having a problem with his driveway flooding because of the stream and was concerned the development would worsen that problem. He was advised that with the use of retention basins, no additional volume of water would leave the site and that it may actually decrease the run off.
- Cindy Gerhard questioned if the dirt driveway currently on the property near the farm house will be addressed. She was advised that it would be.

In conclusion, Mr. Giannini indicated he would like more information on the stormwater issue before a recommendation is made. He also asked everyone their opinion with regard to the road widening. Mr. Raisner felt either curbs should be installed or full road widening to include four foot shoulders and six to 14 foot drainage grading. Mr. Sacks felt it was a give or take situation. Wider roads would offer better access but would provide more of a speedway. Mr. Giannini and Mr. McMaster were happy with the improvements as shown. Mr. Nase felt there should be full road widening but that it should be done on one side of the road to eliminate the need to remove the trees from both sides of the road.

No further action was taken.

The Zoning Officer requested direction from the Planning Commission with regard to a permit application for maintenance at the Sprint/Nextel tower located at 2201 Hendricks Station Road. The only change would be new antennas with higher frequency. There would be no change to the dimensions and weight of the current antennas, nor would they be doing any work on the ground. It was determined that the Zoning Officer could handle the permitting process solely and no review would be needed by the Planning Commission.

The Planning Commission reviewed the zoning hearing applications for Atlantis Properties and Daniel Alderfer, both scheduled for January 14, 2008. The Planning Commission did not feel it was necessary to present testimony at either of the hearings.

Mr. Raisner noted that letters would be sent to the subdivision applicants for the Larson Road, Wrschka and Bechtel subdivisions placing them on notice that the review period for their plans was expiring and they would be placed on the February agenda for a recommendation if the review period was not extended further. He suggested that since the Rutledge tract has an indefinite review period it would be a good idea to have Jeff Clemens come out to a meeting to discuss his intentions. It was decided that a letter should also be sent to Mr. Clemens requesting his attendance at the February meeting to update the Planning Commission on the status of the Rutledge plan. Mr. Hagey asked if the issue of his violation of the forestry permit needed to be dealt with first. Mr. Imms felt the two issues could be dealt with separately.

Public comment included:

- Tom Brown felt Mr. Clemens removal of the trees was a blatant disregard to the township's instructions. He was concerned Mr. Clemens may do the same with the property he is developing on Burton Road.

On a motion made by Mr. Raisner and seconded by Mr. Nase, the minutes of the October 3, 2007 meeting stood unanimously approved as amended.

On a motion made by Mr. Raisner and seconded by Mr. McMaster, the minutes of the December 5, 2007 meeting stood unanimously approved as written.

The meeting adjourned at 9:40 p.m.

Respectfully Submitted,

Susan Rosato
Assistant Secretary