

**Planning Commission Agenda**

**Bateman Tract – Road widening & Stormwater issues**

**Rutledge Tract - Zoning Hearing Applications**

The regular February 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.

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Steve Fisher from Spring Mountain Builders, along with his Engineer, Anthony Hibbeln, appeared before the Planning Commission to discuss the **Bateman Tract** eight-lot subdivision on Salford Street. Mr. Hibbeln and Mr. Reinert explained what transpired at a site inspection attended by the Township Engineer, the Chairman of the Planning Commission, Mr. Fisher and Mr. Hibbeln with regard to a drainage complaint from a property owner up the street from the proposed subdivision. It was determined that the dispute is not in any way related to the subdivision. Mr. Reinert would be dealing with the resolution of this complaint separate from the subdivision application.

Road widening was discussed. The consensus of the Planning Commission and Board of Supervisors was to widen the road the full 28 foot width, which would include a 20 foot road way and four foot shoulders on both sides. The prevailing opinion was that swales in lieu of curbing and sewers would be acceptable; however, Mr. Hagey was adamant in his desire for curbs and storm sewers because he was concerned the swales would not properly handle the amount of stormwater along that road. The developer would be complying with the requirements of the Montgomery County Conservation District and standard engineering practices for the design and construction of the swales.

Additional comments from the Planning Commission included:

- Mr. Raisner indicated that page nine of the plan should reflect “existing” filtering buffer to clarify that no new filtering buffer will be added.
- Deed restrictions need to be placed on all lots that would prohibit creating additional building lots but allow for lot line adjustments if desired.
- Access to stormwater basins will be handled through the O & M agreements.
- The easement Mr. Bateman is granting to extend the trail in front of his property should be made in the form of a separate easement. The approval of the plan could be conditioned upon the issuance of that easement, which would be required prior to the recording of the plan.
- Street widening was clarified to be widening along both sides of the road up to the curve, at which point the full widening would be on the inside of the curve which would offer some straightening to the curve. After the curve, the widening would revert back to both sides. Trees along the sides of the roads would be removed where required due to widening and replaced with canopy/street trees.
- The partial waiver for trees was clarified to be limited to only the areas where existing vegetation fills the intent of the ordinance. A full waiver request was

- made for the required landscaping around the stormwater basins in the desire to make them appear less obtrusive.
- The Township Engineer was directed to review the waivers with Mr. Hibbeln to determine a value of the waiver with consideration given to the items they are offering in lieu of the items waived. Mr. Reinert suggested that Mr. Hibbeln supply him with a list of the waivers, what they are proposing in lieu of ordinance requirements, and a cost associated with each that he could review and comment on back to the Planning Commission and Board of Supervisors.

Comments from the public included:

- Mary Larson reiterated her concerns mentioned at a previous meeting regarding the road work limiting access and egress to her home on Harmon Road. She also mentioned her concern with the speed of the traffic along Salford Street.
- Cindy Gerhart mentioned her concern with the drainage issue along Salford Street.
- Roger Richter felt that curbs and storm sewers should be used to control the stormwater along Salford Street as suggested by Mr. Hagey, who would be most familiar with the roads having been the Road Master for many years.

The Planning Commission wanted to review the value of the waivers before offering a recommendation on this plan. No further action was taken.

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Jeff Clemens attended the meeting at the request of the Planning Commission to discuss his intentions for the **Rutledge Tract**, which had been submitted in 2002 and offered an indefinite review period. The suggestion was made for Mr. Clemens to withdraw the plan and resubmit under the new zoning when he is ready to pursue the matter. Several members of the Planning Commission and Board felt that the plan should be denied. Mr. Clemens was concerned that the new zoning may limit his possibilities for the property.

Comments made by the public included:

- Tom Brown indicated his disagreement with the way the tree harvesting was handled by Mr. Clemens.
- Roger Richter defended Mr. Clemens' right to cut down trees on his property. He felt that tree harvesting is a form of agriculture, which the township promotes. He also referred to the removal of trees from Spring Mountain to allow for tubing on the mountain.
- Barbara Gormley questioned the indefinite review period allowed for the review of the Rutledge plan.
- Chip Damiani felt it would not be fair to vote on the plan tonight. He felt Mr. Clemens should be given a month to provide a plan for the Planning Commission to review as suggested by Mr. Giannini.

On a motion made by Mr. Giannini and seconded by Mr. Raisner, the Planning Commission gave Mr. Clemens until the March Planning Commission meeting to come in with a preliminary plan. The vote carried 4 to 1 with Mr. Sacks voting nay.

On a motion made by Mr. Giannini and seconded by Mr. Nase, the minutes of the January 2, 2008 meeting stood unanimously approved as written.

The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Susan Rosato  
Assistant Secretary