

October 20, 2020
Upper Salford, Pennsylvania

Planning Commission Meeting Minutes

The regular meeting of the Upper Salford Township Planning Commission was brought to order by Mr. Raisner at 7:30 p.m. Messrs. Raisner, Nase and Larson were present, as was Township Solicitor Stephen P. Imms, Jr. and Township Engineer Mike Reinert. Messrs. Giannini and McMaster were absent. Supervisors in attendance were Messrs. O'Donnell, and Poatsy, Jr., and Sacks.

Bob Miller from Horizon Engineering and Architect Mike O'Rourke appeared before the Planning Commission to discuss the proposed addition to **The Church of the Holy Spirit**. The Township Engineer's letter, dated October 8, 2020 was reviewed.

Comments from the Planning Commission included:

- Existing Trail easement continuation, relocation discussed – to be shown on plan
- Placement of trees discussed, not to block street (intersection) view of church.
- On sheet one of plan in notes, correct spelling (medication)
- On sheet one of plan, correct Recording Requirements, deleting the Planning Commission signature section
- List waivers on plan
- Need to request waiver for ADA handicap parking space width
- Trail easement to be 30 ft., with the construction to be no greater than 10 feet wide
- It was suggested that an open pavilion would be a nice addition to the grounds

On a motion made by Mr. Raisner, seconded by Mr. Larson, to the Upper Salford Board of Supervisors for **Preliminary Final approval of the Church of the Holy Spirit** Subdivision plan, dated February 26, 2020, revised August 20, 2020 with the following waivers and conditions

1. Partial waiver for Section 22-604A, requirement to provide Park and Recreation Land
2. Partial waiver for Section 22-605A for sidewalks
3. Partial waiver for Section 22-606J.5 to decrease pick-up/drop off area width from 35' to 26'
4. Waiver for Section 22-618C Traffic Impact Study
5. Waiver for Section 22-606I.5.H. Handicap Parking Width reduced from 12 feet to 10 feet
6. Partial waiver for Section 22-612D. & E. Landscape Buffer requirements. Applicant is proposing to use existing trees.

Conditions as follows:

1. Compliance with all items listed on the Township Engineers letter dated October 8, 2020
2. Correct spelling on Note 1, Page 01/12 "medication"
3. Change Recording Acknowledgements on Page 01/12 to be consistent with Upper Salford Township requirements

4. Demonstrate compliance to Zoning requirement for outdoor lighting specifically Section 27-2210.C "Shielding requirements"
5. Extend 30' Walking Trail easement to Sumneytown Pike from Old Sumneytown Pike

The **motion failed** with a vote of 1 to 2. Mr. Larson and Mr. Nase voted nay.

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Motion approved by a 3 – 0 vote.

The draft **Recreational District Zoning Amendment**, Ordinance No. 2020-1 was reviewed. Mr. O'Donnell provided the background and description of the property located between the two Spring Mount Ski Area parking lots, in the REC Recreation District.

Comments from Planning Commission members:

- *Immediate relative* should be further defined;
- review possible conflict – last sentence of 18. *ancillary to single-family residential dwelling* and first sentence of 18A. *any use permitted as a By-Right Use*.
- A-18 specifically states *distilled*, limiting types of alcoholic beverages produced
- 18 B., it is suggested to remove the balance of the paragraph after (4) *four acres in area*
- 18 C., Add *fermentation and or* before distilling in the first sentence
- 18 F. The language will be changed to state the business owner must reside at the property, similarly to the Home Occupation definition.
- 18 G. Discussion- to keep or remove this section. It will remain

The revised draft will be reviewed at the next Planning Commission meeting.

On a motion made by Mr. Larson and seconded by Mr. Nase, the minutes of the June 16, 2020 meeting were approved as written.

On a motion made by Mr. Raisner, seconded by Mr. Nase, the meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

Lori F. Smith
Assistant Secretary