

## Joint Meeting Minutes

A joint meeting of the Upper Salford Township Board of Supervisors and Planning Commission was brought to order by Supervisor O'Donnell at 7:30 p.m. Messrs. Giannini, Raisner, Larson, Nase and Bean were present, as were Zoning Officer Candie Johnson and Township Solicitor Stephen P. Imms, Jr. Supervisors in attendance were Messrs. Poatsy, Jr., O'Donnell, and Sacks.

Mr. O'Donnell introduced **Zoning Officer, Candie Johnson**, to the Planning Commission. Ms. Johnson will have in-person office hours at the Township office, Thursdays 12:30 to 3:30 p.m. She can also be reached by phone and email.

Mr. O'Donnell introduced Nate Clemmer, equitable owner of **2210 Shelly Road**. Mr. Clemmer provided the background of his company. Mr. Clemmer is proposing to use the Shelly Road property for long term storage of organic materials, such as bagged grass seed, packaging supplies, and a de-icing product. There will be no outdoor storage on the property. The building use is being proposed as storage, not as a distribution center. Prior uses, changes of use, condition of the building were discussed. Mr. Clemmer was asked to expand on his proposed use of the building and improvements he may be making to the building and property. The materials and products the company distributes are not regulated by any agency(ies). The products are organic and must be kept separate from nonorganic products. The products are certified organics. Each Planning Commission member was provided time to direct questions to Mr. Clemmer. Some of the concerns and discussions included large vehicles entering and exiting the property close to the intersection of Shelly Road and Old Skippack Road. The weight restriction on Shelly Road was mentioned. Volume of truck traffic was questioned. Will there be chemical based fertilizers stored at this site? Will there be retail transactions? The environmental issue at this site was discussed. Keith Miller, representative for the Estate of Karl Ifert, provided a letter from DEP as to the status of the remediation at this site. There is no outside storage proposed. Buffering plans and agricultural growing of ornamental trees were mentioned to improve the appearance of the property and serve as a buffer. Lighting options were discussed. The existing septic will not be expanded. No expansion of impervious surface is being proposed. The building will not have employees on-site on a regular basis, only as needed to accept deliveries, etc. The Planning Commission would like to review the SDS sheets.

Mr. Imms provided an update on the Zoning Hearing application for **1697 Hendricks Road**, formerly known as the Old Factory. The Zoning Hearing application was filed as an appeal to the Notices of Violation that were issued by the Zoning Officer.

**On a motion** made by Mr. Giannini, seconded by Mr. Raisner, the **Minutes** of the February 4, 2020 meeting were approved as presented.

**On a motion** made by Mr. O'Donnell, seconded by Mr. Giannini, the meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Lori F. Smith, Assistant Secretary