

February 21, 2023
Upper Salford, Pennsylvania

Planning Commission Meeting Minutes

The regular meeting of the Upper Salford Township Planning Commission was brought to order by Mr. Giannini at 7:35 p.m. Messrs. Raisner, Larson, Nase and Bean were present, as was Township Solicitor Stephen P. Imms, Jr. and Township Engineer Mike Reinert. Supervisors in attendance were Messrs. O'Donnell, Poatsy, Jr. and Sacks.

Reorganization was the first order of business. **On a motion**, made by Mr. Raisner, Mr. Giannini was nominated as Planning Commission Chair. The motion was seconded by Mr. Larson. Motion carried. **On a motion**, made by Mr. Nase, Mr. Raisner was nominated as Vice-Chair. The motion was seconded by Mr. Bean. Motion carried.

Gregg Adelman, representing the applicant and Estelle Eberhardt representing the project Engineering firm presented the **Spring Run Farm Subdivision Final Plan**. Mr. Reinert outlined the Township Engineer review letter, dated February 10, 2023. Mr. Adelman confirmed the applicant will comply with the comments in the review letter. Mr. Giannini called for comments from the Planning Commission members. Mr. Raisner asked for corrections to Typographical date errors, pages 1-20. The reference of Open Space/Recreation Space designation needed to be clarified. Mr. Larson found a typographical error consistent throughout the entire plan – “lood plan” should be “Flood plan”. Mr. Nase questioned a bus shelter and parking area at Moyer Road. Also questioned was the shifting of lots 9, 8 and 7 to the left. He also did not see wildflower planting referenced on the plan. Mr. Nase noted, for the record, that the Planning Commission did not have opportunity to review the Homeowners Association draft document. Mr. Bean spoke of invasive plantings, plantings on top of a storm pipe area, in the spillway and on the proposed pathway. He asked if any lighting is proposed. Mr. Sacks had questions about the water testing. He asked that the distance between the septic and well be reviewed for Lot #2. Mr. Poatsy asked for an explanation of how the applicant was able to propose 15 lots. Mr. Adelman offered an explanation. There was discussion about the Homeowner's Association, focusing on funding and budget. HOA fees cannot be collected as a tax.

On a motion, made by Mr. Raisner, seconded by Mr. Larson, the Planning Commission unanimously recommended to the Board of Supervisors, **Final Plan** approval of the **Spring Run Farm Subdivision**, dated June 9, 2015, revised December 23, 2022, for sheets 1-20 and July 16, 2021, for sheets 21-35 with the following:

Compliance to all items listed on the Township Engineers letter dated February 10, 2023 and with the following additional conditions:

1. Correct revised date for Sheets 1-20 from December 23, 2023 to December 23, 2022.
2. On Sheet 1 correct date of Board of Supervisors approved waivers from April 10, 2021 to April 10, 2018.

3. Define Recreation Land on Sheet 2 as Passive Recreation and on Homeowners Association documents, consistent with Section 27-2206 4 & 5.
4. On Open Space 5, address pipe/tree conflicts and plantings in spillway of basin 2. On Sheet 11, move plantings shown in path and spillways. On Sheet 10 replace the proposed invasive Miscanthus "Maiden Grass" with a non-invasive plant.

A **Zoning Hearing application for 1503 Schwenksville Road** was discussed. Mr. Imms will be attending the Hearing. Concerns presented by Planning Commission members included the lack of detail on the application, multiple uses of the property and non-conforming use. Mr. Raisner will consider attending the Zoning Hearing. He will notify Mr. Giannini of his decision.

During **Public Comment**, Mr. Hiller of 1015 Larson Road expressed concern about recent activity on Larson Road. Numerous truckloads of fill have been delivered to a property at the end of Larson Road. Troy Radcliffe of 1070 Larson Road is concerned about what is being delivered to the Larson Road property and if there is a hazard to the wells in close proximity to the fill. The residents were informed that the Montgomery County Conservation District has jurisdiction over earth disturbance and movement. The question of a weight limit for Larson Road was presented.

On a motion, made by Mr. Larson, seconded by Mr. Giannini, minutes of the August 16, 2022, meeting were approved, as written.

On a motion, made by Mr. Nase, seconded by Mr. Giannini, the meeting was adjourned at 8:55 p.m.

Respectfully Submitted,

Lori F. Smith
Assistant Secretary