

April 18, 2023  
Upper Salford, Pennsylvania

### **Planning Commission Meeting Minutes**

The regular meeting of the Upper Salford Township Planning Commission was brought to order by Vice-Chairman Raisner at 7:30 p.m. Messrs. 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. Planning Commission Chairman Mr. Giannini was absent.

Applicant Michael **Steck** and Anthony Hibbeln, P.E. with Gorski Constructioneering presented the **Lot Line Adjustment** Plan for 1548 Harmon Road (Angst) and 1615 Harmon Road (Steck). Mr. Hibbeln went over his review letter response, dated March 27, 2023 and a letter of Waiver Requests, dated March 27, 2023. Mr. Reinert went over his review letter of April 5, 2023. The applicant has agreed to comply with the notations on the review letter. During the comment period, noted observances were, the "Side yard" is marked as "Rear Yard" on the plan. The property line, with regards to the existing fence placement was questioned. Mr. Hibbeln verified the fence does not, at any point, cross the proposed property line. Noted, 1548 Harmon is at 18% impervious coverage. Mr. Bean suggested the Waiver requests should be more specific within the Section. The existing property line pin should be removed when the new proposed property line monuments are in place. The number of monuments and placement were discussed.

**On a motion**, made by Mr. Nase, seconded by Gary Larson, the Planning Commission unanimously recommend to the Upper Salford Board of Supervisors final approval of the **Angst/Steck Lot Line Adjustment** plan dated November 21, 2022, revised March 27, 2023 to be in conformance with the Township Engineer Review Letter dated April 8, 2023 with the following waiver requests from the Upper Salford Township Subdivision and Land Development Ordinance:

Section 22-608 Stormwater Management and Drainage Impact Report and Management Plan.  
Section 22-612 Landscaping Street Trees, including Section 22-612.D.3.f.  
Section 22-505.B.2 Minor Plan Submission and Review Procedure.  
Section 22-612.E Buffer Plantings.

The above be granted with the following conditions:

The noted iron pin at 513.33' N362815E be a monument.  
The existing iron pins North and South be removed at the abandoned lot line.  
The applicant proposes no improvements.  
Said waiver requests granted to be lettered in with the approval date of Planning Commission April 18, 2023.

**On a motion**, made by Mr. Nase, seconded by Mr. Bean, minutes of the March 21, 2023 meeting were approved, as written.

**On a motion**, made by Mr. Larson, seconded by Mr. Bean, the meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Lori F. Smith  
Assistant Secretary