

December 19, 2023
Upper Salford, Pennsylvania

Planning Commission Meeting Minutes

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

Susan Rice from S. T. A. presented final plans for a **lot-line adjustment of 910 Clemmers Mill Road and 980 Clemmers Mill Road**. Mr. Reinert went over his review letter, dated October 30, 2023. Ms. Rice stated the applicant's intent is to comply with the comments in the Engineer review letter, with the exception of the waiver requests. Comments from the Planning Commission members included discussion of monument vs. pins and the steep slope and rocky terrain. Monuments will be required where it is possible to put them in place. There was a discussion of Zone 1 and Zone 2 in the riparian corridor. Deed restriction for further subdivision of the Ebersole property was discussed. Ownership of an access strip was clarified. A deed of consolidation needs to be prepared for the Ebersole properties.

On a motion, made by Mr. Raisner, seconded by Mr. Nase, the Planning Commission unanimously recommends to the Upper Salford Board of Supervisors final approval of the **lot-line adjustment of 910 and 980 Clemmers Mill Road**, dated October 5, 2023, with the following conditions:

- Compliance with the Township Engineer Review Letter dated October 30, 2023.
- A deed of consolidation for the Ebersole property to include Parcel A
- Approval of waivers:
 - 22-608 Stormwater management
 - 22-612 Landscaping
 - **Partial waiver** of 22-615, installation of at least two monuments, at the direction of the Township Engineer. Pins in other locations.

On a motion, made by Mr. Raisner, seconded by Mr. Larson, minutes of the August 13, 2023 meeting were approved, as written.

During **Public Comment**, Mr. Coffey of Spring Mount Road mentioned the large amount of trash and debris located along the trail on Spring Mount Road.

On a motion, made by Mr. Larson, seconded by Mr. Raisner, the meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Lori F. Smith
Assistant Secretary