

September 17, 2024
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, and Nase were present, as was Township Solicitor Imms. Messrs. Bean and Fritz were absent. Supervisors in attendance were Messrs. Sacks and O'Donnell.

A **Lot Line adjustment** plan for **1779 Perkiomenville Road** and **1741 Old Sumneytown Pike** was presented by Scott Camburn of Urwiler and Walter. The applicant, Mr. Garrison, was also in attendance. The two applicants wish to correct the lot lines to allow continued use of the preexisting parking area and accessory buildings. The parking area and accessory building were constructed by a previous owner. Mr. Garrison will remove a shed and Mr. Walker will relocate a shed to be zoning compliant. The lot adjustment is 2,591 square feet. The Township Engineer letter dated August 26, 2024 was reviewed. The applicants intend to comply with the letter. The following waivers were requested: referencing the review letter #13, Section 22-608, Stormwater management plan and review letter #14, Section 22-612, Landscaping. Planning commission member comments – add parcel number and owner names to both lots; question if the pool was permitted; clarification was provided for the 100 feet aggregate setbacks; the new line number of points vs a straight line was discussed; concrete monuments will be set, as per the Ordinance.

On motion, Mr. Raisner recommends to the Upper Salford Board of Supervisors approval of the Preliminary Final plan, dated August 12, 2024 with compliance to all the items on the Township Engineer letter, dated August 26, 2024 and adjustment of lot line of L1 and L2 and approval to waivers of Section 22-608 and Section 22-612. Motion seconded by Mr. Nase. Motion approved.

A **Sketch Plan** for Spring Mount **Solar** application was presented by Rick Buckman. David Leh of Gilmore & Associates and Jacob Sussman of Evergreen Energy were also in attendance. Mr. Leh went over the placement of the Solar Panels. Three carports are being proposed. The sizes of the proposed carports are 104 ft x 41 ft, 110 ft x 41 ft and 148 ft x 82 ft. Paving the entire parking lot is proposed. Comments from the planning commission included concerns about paving – what are the stormwater ramifications, Ice Rink should be better marked, landscape screening along Spring Mount Road; a rendering of the proposal; show entire tract boundary; show contour grading; suggestion to move to the lower parking lot. Mr. Buckman noted, if the project is successful, he may consider a second array for the lower parking lot in the future. Landscaping along Spring Mount Road was suggested; review of Section 27-1203 for nonconformance's; lighting plan for under the canopy should be provided; traffic pattern, large vehicle turning radius should be considered for emergency vehicles, tractor trailers, delivery vehicles, etc.; glare concern for neighbors; concerns of snow conditions of the parking lot; information on end life of solar panels; ARC will remain active with the project; need to get determination if solar is a permitted use by right for the property; clarification of the shape and

angle of the panels was requested; maintenance such as cleaning, snow removal etc. was asked; concerns for the safety of the first responders; inverter/rapid shutdown controls powering down; the side yard was discussed and the possibility of moving one of the solar structures- grading would prohibit; rain runoff was questioned; any way to improve aesthetics of the solar structures; show the rink and chilling structures on plan. The three structures will be constructed as one project. Four to Six electric vehicle charging stations are proposed with the project.

On a motion, made by Mr. Raisner, seconded by Mr. Giannini, the **minutes** of the August 20, 2024 Planning Commission meeting were approved with corrections.

On a motion, made by Mr. Raisner, seconded by Mr. Nase, the **meeting adjourned** at 8:42 p.m.

Respectfully Submitted,

Lori F. Smith
Assistant Secretary