

Salford Township Planning Commission (STPC)

Monthly Meeting

January 28, 2015

Planning Commission Members Present: Mark Freeborn and Curt Klingerman and Barb McMonagle and Barb Lynch.

Guest(s): Matt Shelly from *Montgomery County Planning Commission (MCPC)*.

The meeting was called to order at 7:30 P.M. by Chairman Mark Freeborn. The minutes of the December 17, 2014 meeting were read and approved.

New Business:

1. Kyle Hoff Subdivision 120 S. Allentown Rd.
 - a. Resubmitted final plans. A letter from Joe Valentine (Soil Expert) raised a red flag about Performance Zoning.
 - b. Planning Commission will need an answer from Twp. Engineer if Triassic age-Lockatong Argillite Formation is the same as Lockatong the Township uses in the Performance Zoning Calculations.
 - c. Township maps do not show Lockatong at 120 S. Allentown Rd.
 - d. Planning Commission gave the plans a conditional approval depending on the Engineers answer.
2. Codification
 - a. Will be done by Montgomery County
3. STPC will review the subdivision procedures at an upcoming meeting.
4. Barb Lynch said Chris Canavan will be at a future Planning Commission meeting to discuss the lot at Allentown Road and Ridge Road.
5. STPC will discuss RLUIPA at a future meeting.
6. Indian Valley Regional Planning Commission
 - a. Revised and updated Comprehensive Plan
 - b. Barb McMonagle and Jim Styer will have to review and make corrections before a public meeting is held to discuss the Comprehensive Plan.
 - c.
7. Fences and Walls Ordinance will be reviewed at a future STPC Meeting
8. Diehl – Mason Lot Line
 - a. Zoning Officer, Wayne Mensinger, said lot line adjustment subdivision plan had a problem.
 - b. Pool shed on Diehl tract may or may not be 10 feet off the new property line.
 - c. STPC suggested that ZO, Wayne Mensinger and our Twp. Engineer and the new Engineer for the Diehl/Mason plan (the original Engineer died) meet on site and measure and mark the plans as needed to resolve the issue.

Meeting adjourned at 10:20 PM.