

Salford Township Planning Commission (STPC)

Monthly Meeting

March 25, 2015

Planning Commission Members Present: Mark Freeborn, Barb McMonagle, Barb Lynch and Adrian Scioli

Guest(s): Nate Yothers, Jim Styer and 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 February 25, 2015 meeting were read and approved.

New Business:

1. Ming Dang Quang Buddhist Temple 208 S. Allentown Rd.
 - a. Roff Groff Engineer, representing the Buddhist Temple had a letter from the Township Engineer approving the plans. The STPC gave conditional approval (the plans need a note on special exception clause on the plans.)

2. Chris Canavan, W.B. Homes Lot at S. Allentown & Ridge Rds.
 - a. The Planning Commission suggested 4 lots or less with single family homes.
 - b. Both roads will need widening improvements, sidewalks, street trees and a new traffic standard at a minimum.
 - c. Chris Canavan said he needs an interpretation as to being permitted to build multifamily.

3. James Styer, Chairman, BOS
 - a. Jim commented that it would be better if Tylersport Service Station was moved across the street.
 - b. Jim also wanted to know what did the Planning Commission expect the town of Tylersport to look like in five years. Mark Freeborn said he did not think it would change.
 - c. Jim also commented that the new people in the W.B. development complain that there is nothing to do locally.

4. VR Zoning
 - a. The Planning Commission is looking at 30% impervious coverage. Barb Lynch will check with W.B. Homes if the retention basin would hold 30% impervious.

5. Indian Valley Regional Comp. plan approval
 - a. The IV Regional comp plan (draft) has recommended approval by the representatives of each Township and Boro. There will need to be a public meeting for Salford residents and each municipality needs to approve the plan.

6. STPC is waiting for FEMA to approve our revised Flood Plan Ordinance.

Meeting adjourned at 10:03 PM