

SALFORD TOWNSHIP PLANNING COMMISSION

Monthly Meeting

August 26, 2015

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

Planning Commission Members Absent: Adrian Scioli

Salford Township Representative(s): None

Guest(s): Matt Schelly, *Community Planner, Montgomery County Planning Commission (MCPC)*

The meeting was called to order at 7:30 P.M. by Mark Freeborn. The minutes of the July 2015 meeting were tabled.

New Business:

1. Ridge Acquisitions/WB – RE: Allentown & Ridge Road property.
 - a. Chris Canavan sent a letter dated 6/19/15 to Zoning Officer Wayne Mensinger requesting a zoning determination on the conversion of a permitted use to a multi-family use under the VCR District, specifically Article 4, Section 1401G1.
 - b. Action Item: PC - None. Zoning Officer - Wayne Mensinger responded to the letter.

Old Business:

2. Impervious Coverage Table – Zoning changes
 - a. Matt Schelly provided a table for impervious coverage limits.
 - b. Curt Klingerman worked on tweaking the percentages.
 - c. Action Item: Matt Schelly will update the changes for our next meeting.
3. Codification of Ordinances
 - a. The Board of Supervisors awarded the codification of our ordinances to General Code at their 8/19/15 meeting.
 - b. Action Items: None
4. Indian Valley Regional Comprehensive Plan
 - a. The PC will review at our next meeting
 - b. Action Item: PC to review before making a recommendation to the BOS for adoption
5. Fences & Walls
 - a. PC reviewed ordinance
 - b. Action Item: Matt Schelly will update changes for our next meeting.
6. Conservation Subdivision
 - a. Barb McMonagle spoke about open space and how conservation subdivision could work to preserve at least 50% of our larger properties during the land development process. This is a 4 step process which starts with identifying areas of the property we would like

to see preserved such as greenways, areas with streams, woodlands, wildlife corridors, etc. These areas are identified before any homes, infrastructure and lot lines are added.

- b. Matt Schelly shared Upper Salford's Greenway Plan. A similar plan will be created for Salford as part of the Multi-Regional Greenway & Stewardship Study grant. Matt created a sample greenway plan for several properties which border Tylersport to discuss how the process would work on these properties.
- c. Action Item: None. PC will continue to discuss.

A motion was made to adjourn the meeting at 10:15 p.m. The motion was seconded. The meeting was adjourned. The next PC meeting will be September 30, 2015.