Attendees:

Barbara McMonagle (PC Chair)
Dan Harrell (PC Vice Chair)
Ray Moyer (PC)
Curt Klingerman (PC)

7:32 Meeting called to order.

Meeting minutes December 18, 2025, were read by Ray Moyer and approved as written.

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New Business:

1) Planning Commission reorganization was voted on and accepted as follows:
   a) Chair: Barbara McMonagle
   b) Vice Chair: Daniel Harrell
   c) Secretary: Ray Moyer

2) Ray s. and Darlene K. Derstine 76 Hunsberger Road:
   a) Scott Mease of Mease Engineering reviewed a sketch plan dated December 4, 2025, for a three-lot subdivision along with a lot line adjustment for a fourth Lot along Cressman Road.
   b) PC reviewed the plan and discussed the general intent and offered some thoughts on various items for consideration. 1) Lot width to depth ratio layout will need to be addressed with a waiver request as the plans overall seem to meet the intent of the ordinance, 2) The Lot Line adjustment aspect of the plan will need to be reviewed for compliance with a Zoning requirement possibly requiring a Zoning Hearing Board review. 3) A Deed of Consolidation appears to be needed for the three Parcels approved in a subdivision in August 2005.

3) Gregory Scott & Sherri Landis Lot Line Adjustment 206 and 160 S. Allentown Road:
   a) Lot Line Adjustment request was Approved in BOS meeting Wednesday, January 21, 2026, with Conditions.

4) Amendment Changes and Zoning Ordinance Review:
   a) PC reviewed aspects of Article 17 SSC – Steep Slope Conservation District.
   b) A copy of Upper Salford Township Ordinance Article XVII: Steep Slope Conservation District Pages 22-158 Thru 27-160 along with an E-Mail chain discussion between the Salford Township Engineer, Salford Township Solicitor and Barbara Mc Monagle (PC Chair) regarding recommended changes to the Salford Township Steep Slope Ordinance was reviewed and discussed by the PC.
   c) Further discussion will continue in a future meeting,

5) Zoning Officer update:
   a) PC was updated on various current zoning issues in the Township by the Zoning Officer.

Meeting was adjourned at 10:07 PM

Next meeting schedule:

PC Meeting Wednesday February 25, 2025