

Lower Salford  
Township Planning  
Commission Meeting  
December 14, 2022

Planning Commission Chair Manus McHugh called to order the Lower Salford Township Planning Commission meeting at 7:30pm. Other Planning Commission members in attendance were John Kennedy, Joe Harwanko, David Goodman, Brad Landis, David Bowe, and Andy Shields. Also in attendance was Mike Beuke, Director of Building and Zoning, John Evarts, P.E. of CKS, the Township Engineer's office, and Claire Warner of the Montgomery County Planning Commission. Stephanie Butler, P.E. of McMahon Associates, the Township Traffic Engineer's office attended the meeting via Zoom.

Minutes

The minutes from the October 26, 2022, meeting were reviewed. Mr. Goodman made a motion to approve the minutes, Mr. Shields seconded the motion; Mr. Harwanko abstained due to being excused from the October meeting.

Motion 6 Yes; 0 No; 1 Abstain

Plan Reviews

**25 Fretz Road/Almac. Preliminary/Final Plan for an expansion of Building 2, parking facilities, walkways, and storm water management on 44-acre parcel. James Mazeika, P.E. of Barry Isett and Associates for applicant Almac Group**

Present to review the application on behalf of the applicant was Jim Mazeika, P.E. of Barry Isett and Associates and Mark Rodenberger of Almac. Three review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers, dated 12/8/2022, one from Stephanie Butler, P.E. of McMahon Associates dated 12/7/2022 and one from Claire Warner of the Montgomery County Planning Commission dated 10/21/2022.

Mr. Mazeika pointed out on the displayed plan, the changes to the driveway and discussed the widening of the driveway throat, the removal of bollards for two-way traffic, and future changes to the traffic pattern. The current plan is for single access and multiple exits.

A discussion followed that included the township's preference of two entrances, temporary bollards, security gates, and the Rt. 309 connector project.

Ms. Butler stated it could be six years plus before the Rt. 309 connector project is complete.

Mr. Kennedy suggested the bollards be temporary until they are required to be removed at the discretion of the township; the removal could be determined after a new traffic study has been conducted six months post occupancy. If the bollards are removed by the applicant, no post study will be necessary.

Mr. Mazeika stated that most items in the CKS letter are "will comply". The following waivers were discussed which included sheet size for recorded plans, 75' sight triangle, required slope, planting islands, acceptable planting materials, and storm sewer pipe size were all agreed upon by the applicant and the Planning Commission.

Mr. McHugh stated that the review letter was fairly clean.

The Planning Commission agreed upon the removal of the bollards and the 6-month post-occupancy traffic study as previously proposed by Mr. Kennedy.

Mr. Kennedy made a motion, including waiver requests, to recommend approval subject to the compliance of the review letters of CKS (12/8/2022), McMahon (12/7/2022), and MCPC ((10/21/2022), a 6-month post occupancy traffic study, the post study once the 309 Connector is complete for Wambold Road, and detailed outline in the Developers Agreement of other issues discussed including possible future security gates.

Mr. Landis seconded the motion.

Motion 7 Yes; 0 No

**841 Main Street. Preliminary/Final Plan for one 4800sf office building and six apartments on 1.39 acres in the Village Commercial District. Applicant SCK2 Group, LLC**

Present to review the application was the applicant Keith Bergman, Susan Rice, P.E. of STA Engineering and Karen Bergman. Three review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers, dated 12/8/2022 and one from Stephanie Butler, P.E. of McMahon Associates dated 12/7/2022 and one from Claire Warner of the Montgomery County Planning Commission dated 11/29/2022.

Mr. McHugh informed the applicant that he still does not consider the existing home to be the primary building; therefore, parking is still being proposed for the front yard and that is not allowable.

Mr. Bergman displayed a plan and outlined how he proposes to add a brick wall like the existing fence and pillars already on site. He noted that he is proposing an aluminum fence with finials and landscaping; this structure would be approximately 75' from the roadway and will provide adequate screening of the parking area. The discussion continued regarding the parking, screening, existing trees, sight triangles and stormwater basin.

Another discussion followed that included Ultimate Right-of-way versus Legal Right-of-way, footers for the brick wall/fence structure, buffering and preservation of the existing large tree.

Mr. McHugh suggested the buildings be to the side and the car park be in the middle.

The CKS letter was discussed with most items being "will comply". Mr. Bergman indicated that the items in the McMahon letter were "will comply".

Further discussion ensued regarding front yard parking in the VC District and road speed. Mr. Bergman stated that this plan is the least intrusive option for the development and that the layout allows him to manage his own stormwater.

Ms. Warner stated that the County too does not consider the existing building to be primary.

Mr. Kennedy stated that he does not care for this plan; it does not meet zoning and it is not organized correctly.

Mr. Bowe stated that, in his opinion, Mr. Bergman's plans seem less intrusive than the other options discussed.

Mr. Shields asked if Mr. Bergman considered moving just one building to the front of the lot.

Mr. Bergman noted that he meets the parking requirements with this plan and the proposed office will have a barn-type appearance.

Mr. McHugh acknowledged that the Planning Commission is okay with the waiver requests and that the fence/wall is an attempt to screen the parking.

Mr. Shields made a motion to recommend approval and Mr. Harwanko seconded the motion. In favor were Mr. Shields, Mr. Harwanko, and Mr. Bowe; opposed were Mr. McHugh, Mr. Kennedy, Mr. Goodman, and Mr. Landis.

Motion 3 Yes; 4 No

**Resolution Recognizing Board of Supervisor Chairman Doug Gifford**

Mr. McHugh acknowledged Chairman Gifford for his many years of service to Lower Salford Township and read the resolution. It was noted that Mr. Gifford's last day serving on the Board will be January 3, 2023. Mr. Kennedy made a motion to adopt the Resolution and the motion was seconded by Mr. Shields.

Motion 7 Yes; 0 No

**County Reviews**

Ms. Warner discussed non-residential and intensity bonus options as well as front yard parking concerns and legal rights-of-way.

Mr. Kennedy brought up the topic of visually narrowing roadways to slow traffic in the Village District.

Mr. Goodman brought up the topic of uses by-right; a brief discussion followed.

Ms. Warner will continue to work on the following topics and definitions: Streetscapes, definition of primary building, and multiple primary buildings.

Mr. Kennedy requested that Ms. Warner send a red-line and clean version of her edits for the next meeting.

Mr. McHugh asked if there were further comments.

Mr. Kennedy made a motion to adjourn the meeting and Mr. Bowe seconded the motion. The meeting adjourned at 9:42pm.

The next regular meeting of the Planning Commission is scheduled for 7:30pm on Wednesday, January 25, 2023.

Respectfully submitted,

Patti Reimel  
Administrative Assistant