

Lower Salford  
Township Planning  
Commission Meeting  
February 22, 2023

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, Michele Fountain, P.E. of CKS, the Township Engineer's office, and Claire Warner of the Montgomery County Planning Commission. Stephanie Butler, P.E. of Bowman/McMahon Associates, the Township Traffic Engineer's office was excused from the meeting.

Minutes

The minutes from the January 25, 2023, meeting were reviewed. Mr. Goodman made a motion to approve the minutes, Mr. Kennedy seconded the motion. Mr. McHugh abstained due to being excused from the January meeting.

Motion 6 Yes; 0 No; 1 Abstain

**355 Maple Avenue - Preliminary/Final Plan for Land Development in the AO District.  
Mike Roth, P.E. of Bohler Engineering for applicant VV 355 LLC**

Present to review the application on behalf of the applicant was Christen Pionzio, Esq., Lindsey Breylinger of Bohler Engineering, Greg Richardson of Traffic Planning and Design, and John Fiore of Velocity Ventures. Three review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers, dated 1/19/2023, one from Stephanie Butler, P.E. of McMahon Associates dated 1/20/2023, and one from Claire Warner of the MCPC dated 1/20/2023.

Ms. Pionzio displayed the plan, noted that the building is vacant and explained the possible uses such as life sciences and a brewery. Ms. Pionzio discussed the proposed modifications including additional loading docks, widening the entrance, shortening the median, and trucks exiting onto Harleysville Pike. It was also noted that there are no signed tenants as this time.

Ms. Pionzio stated that her client is agreeable to the review letters with exception of the waiver requests which will be discussed tonight.

Mr. Goodman asked about trucks exiting onto Oak Drive to make use of the traffic light at Harleysville Pike.

Mr. McHugh stated that he did not want to see truck traffic using Oak Drive to Main Street to eventually access the Northeast Extension. A brief discussion followed.

Mr. Richardson stated that they would be agreeable to restricting traffic via signage.

Ms. Pionzio stated that with the proposed loading docks, there would be nine in total.

A Near Map aerial view was displayed and a discussion regarding sidewalks and macadam trails was had. The discussion included perimeter sidewalks, a crossing at the driveway, trails, mid-block crossings, and visibility. Mr. Richardson agreed to work with Ms. Butler and Ms. Fountain to find an optimal solution.

The review letters are "will comply" and the waivers were discussed and resolved.

Ms. Breylinger displayed a new landscape rendering that shows added shrubbery. Ms. Fountain did not previously see this plan; she noted that some items are not labeled but upon official submission of this plan, it will be reviewed.

A brief discussion ensued and Mr. McHugh asked the applicant to submit the new landscape along with the trail plan.

Resident Scott Bamford inquired about curbing on the Maple Avenue side of the parcel and the trails.

Mr. Kennedy made a motion to recommend approval subject to compliance with the CKS letter dated 12/8/2022 and the McMahan letter dated 12/7/2022 as well as approval from the township engineer of the new landscape plan that was presented tonight. Mr. Goodman seconded the motion.

Motion 7 Yes; 0 No

Regarding the waivers, Mr. Kennedy made a motion to recommend approval with the Planning Commission being agreeable to waivers #1, 3 & 4 as outlined in the Bohler letter dated 2/16/2023 and waiver #2 being modified to state that “the timing would be at the discretion of the Township”. Mr. Goodman seconded the motion.

Motion 7 Yes; 0 No

**0 Groffs Mill Road - Revised Land Development Plan for Metropolitan Oak Drive Cul-de-sac. Joe Morrisey of Foxlane Homes and Gia Raffaelli, Esquire of Metropolitan Development Group for applicant Foxlane Homes at Oak Drive LLC**

Ms. Raffaelli stated that she is present tonight to discuss the temporary cul-de-sac plan that Foxlane considers its plan B while waiting on the resolution of the Oak Drive extension plan. She stated that Kay Builders is not ready to record or construct the connecting roadways and then she gave a brief overview of the situation. Ms. Raffaelli stated that a tri-party agreement is currently being discussed where Foxlane would construct the roadways and then would be reimbursed by Kay at the time of recording; she again stated that she hopes she is here tonight discussing a plan that will not be needed.

If the tri-party agreement fails, Mr. McHugh stated, there is a need to discuss the cul-de-sac plan. Mr. Shields inquired about the two U&Os that have been issued; a discussion followed regarding future U&Os.

Mr. Harwanko asked about bollards, additional fire hydrant, emergency access and type of stone being proposed, and restricting parking in the cul-de-sac.

Ms. Fountain stated that Charles Lane is partially paved at lots 33 and 34 and the U&O's have been issued for these units.

Mr. Rathfon stated that all review letters and the Fire Marshall letter are “will comply”.

It was mentioned that all utilities have been installed; a discussion followed regarding temporary asphalt curbing of the proposed cul-de-sac, eventual removal of the cul-de-sac bulb, and paving of the roadways within 90 days of connection.

It was noted that the culvert plan is not part of tonight's discussion, but Foxlane must install the culvert prior to dedication.

Mr. McHugh stated that the cul-de-sac needs to be looked at tonight as permanent, since there is currently no agreement between the parties.

Ms. Fountain discussed concrete curbing, sidewalks and street trees that will be necessary for a permanent cul-de-sac. A discussion regarding the deferral of this work was discussed; an 18-month deferral was determined a reasonable compromise.

Mr. Kennedy confirmed that the CKS letter dated 2/17/2023 and the McMahon letter dated 2/16/2023 are “will comply”.

Mr. McHugh made a motion to recommend approval of the amended cul-de-sac plan dated 2/22/2023 with the 18-month deferral. The motion was seconded by Mr. Kennedy.

Motion 7 Yes; 0 No

#### **Towamencin Township PADEP Sewage Facilities Planning Module – Component 4A**

Mr. Beuke briefly discussed the purpose of the Planning Module and how it is necessary for each municipality that contributes to the Towamencin Wastewater site to sign as Towamencin is selling off their site to a private entity.

Mr. Kennedy made a motion to authorize Mr. Beuke to sign on behalf of the Planning Commission; Mr. Shields seconded the motion.

Motion 7 Yes; 0 No

#### **County Plan Reviews/Zoning Ordinance Amendments**

Ms. Warner stated that she has continued working on the edits for the Village District and has consulted with Andy Freimuth. A discussion followed regarding bank vs. financial Institution, drive-throughs by Conditional Use, wine and spirit stores, beverage distributors, convenience store selling beer, specialty shops, loading docks, sales of alcohol by Conditional Use, exercise facilities, facilities with athletic courts, and the current Regional Plan.

Also discussed were edits to Section 167-70.5.E Walls and Windows, preservation of buildings, and building length requirements.

Ms. Warner will conduct a final discussion with both Mr. Beuke and Mr. Freimuth, and she will check on the date of the current Regional Plan.

A motion was made by Mr. Kennedy to adjourn the meeting, Mr. Harwanko seconded the motion. With all members in favor, the meeting adjourned at 9:25pm.

The next regular meeting of the Planning commission is scheduled for 7:30pm on Wednesday March 22, 2023.

Respectfully submitted,

Patti Reimel  
Administrative Assistant