

**Lower Salford Township  
Planning Commission Meeting  
January 26, 2022**

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

**Reorganization - Planning Commission Elections**

Mr. Kennedy explained that tonight is the reorganization meeting and that elections for Chair and Vice -Chair would be held. Mr. Kennedy asked for nominations for Chair of the Planning Commission for the 2022 calendar year. Mr. Bowe nominated Manus McHugh and Mr. Goodman seconded the nomination. Hearing no other nominations, Manus McHugh was elected Chair.

**Motion was 5 Yes; 0 No**

Mr. Kennedy then asked for nominations for Vice Chair of the Planning Commission for the 2022 calendar year. Mr. Landis nominated John Kennedy, and Mr. Goodman seconded the nomination. Hearing no other nominations, John Kennedy was elected Vice Chair; Mr. Kennedy abstained.

**Motion was 4 Yes; 0 No; 1 Abstain**

**Minutes**

The minutes from the December 8, 2021, meeting were reviewed. Mr. Landis made a motion to accept the minutes as recorded and Mr. Goodman seconded the motion.

**Motion 5 Yes; 0 No**

**Zoning Hearing Board Applications**

**285 Wambold Road/DEH Holdings LLC –Preliminary/Final Plan  
Proposed two industrial buildings totaling 49,636sf on 8.01 acres in the Industrial District. Rob Lewis, Esquire of Kaplan Stewart, and Matt Witters of Eustace Engineers for applicant DEH Holdings LLC, a holding company for Promac Group, Inc.**

Present to review the application was Rob Lewis, Esquire, of Kaplin Stewart along with Matthew Witters of Eustace Engineers. Two letters were prepared, one from Michele Fountain, P.E. of CKS Engineers, dated 1/21/2022 and one from Stephanie Butler, P.E. of McMahon Associates dated 1/21/2022.

Mr. Lewis recapped the application, explained the parcel location, and pointed out the irregularly shaped lot. Mr. Lewis pointed out the location of the Skippack Creek on the parcel and noted that currently there is a single-family residence on the lot. The parcel is zoned Industrial as are the surrounding parcels.

Mr. Lewis explained that Promac is a sales, service and distribution company that uses shredding, screening, recycling and crushing equipment that is imported from Europe and that they are relocating their business to Lower Salford from Delaware County.

It was explained that this project is proposed with two phases; phase one will include everything on the plan except for the second 25,000 sf commercial building. This site will be the DEH Holding headquarters that includes offices, service, and sales. The staging yard is proposed to be gravel; macadam is unable to hold up to weight of the heavy equipment. Although the applicant will pave the drive aisles and parking spaces now and will pave the future spaces when they are required to be installed.

Zoning relief has already been granted for the front parking area; the building is proposed to have more of an office appearance than an industrial building.

The proposed phase two building will be used for storage and warehouse. Fronting Wambold Road, a state road that is part of the Route 309 connector project, the applicant is already coordinating with PennDOT.

Deliveries to the site are expected to occur three times per week. A left turn lane will be installed, Wambold Road will be widened, and most items on the review letters are will comply. The applicant agreed to put a note on the plan stating that they will be in compliance with the township ordinances for noise and vibration environmental impacts.

Mr. Witters discussed several waivers the applicant would like to request such as g curbing. Ms. Fountain requested that the parking area and staging area be delineated. The applicant agreed to use Jersey barriers to delineate these areas. Reserve parking will be shown on the plan and the lighting for the future building was discussed. The PennDOT widening requirements were discussed and it was acknowledged that the PennDOT requirements will be consistent and coordinated with the township requirements.

Storm water management and streambank restoration were discussed as well as the wetlands on the property. Conveying the "tail" of the lot to the township was discussed; this portion abuts township property. Mr. Witters noted that making improvements to meet the DEP requirements would require them to cross one environmentally sensitive area to repair another environmentally sensitive area; the only other feasible way to access the area for restoration would be to gain access via the adjoining township owned property. Mr. Lewis stated that he has been discussing these requirements with the Township Solicitor and will either offer the Township the property instead of doing the required work or will escrow money to complete the work and allow a restriction on issuance of a Certificate of Occupancy until the work is done. Ms. Fountain gave a brief description of the Township's MS4 requirements for sediment reduction and stated that the Township has required other developers to do projects to lessen the amount of sediment entering the stream along their properties. She also stated that the applicant has not yet begun the preliminary engineering to show what type of project can be done to meet those sediment reduction requirements. Mr. Witters stated that he has met with CKS at the site and reviewed possible projects but more due diligence is required on their part to see the extent of the wetlands and other environmentally sensitive areas on the site.

Regarding the McMahon review letter, several items are will comply and the applicant will provide the required truck turning template as requested.

Waivers are being requested that include the identification of trees with a caliper of greater than eight inches and a deferral on sidewalk/trail installation. A discussion followed regarding clear sight triangles.

Ms. Butler gave a brief update on the 309 Connector project and requested that the PennDOT HOP plans be advanced concurrently with the Township Land Development plans. Ms. Butler also stated that the limits of work will need to be evaluated to eliminate an hourglass effect of adding left turn lanes. The Planning Commission recommended that the applicant see if they can accomplish the grading along the frontage now so that the trail can be installed at some time in the future without doing a lot of grading, if they are not to install it with this project. The applicant will determine if the grading can be done with the buffering and widening requirements. There being no public comment, Mr. Landis made a motion to recommend approval subject to compliance with the CKS and McMahan letters and satisfactory resolution to the work required on the property that contains the existing stream; Mr. Bowe seconded the motion; Mr. Goodman abstained.

**Motion was 4 Yes; 0 No; 1 Abstain**

Mr. Kennedy clarified and motioned for another vote detailing the outstanding waivers: It was agreed that #5 on the Eustace letter (planting islands in industrial sites) is not required; #3 regarding the deferral of the sidewalk/trail is acceptable conditions upon the applicant showing the grading on the plan to accommodate the trail and ADA ramps for future installation; the newly requested waiver regarding the sight triangle is to be resolved with Ms. Butler and Ms. Fountain. Ms. Fountain recapped stating that approval should be contingent upon the CKS and McMahan review letters. Mr. Landis seconded this motion; Mr. Goodman abstained

**Motion was 4 Yes; 0 No; 1 Abstain**

**59 Fretz Road/PDC Machines LLC – Amended Final Plan**  
**Proposed modifications to original plan including changes to fit-out and parking requirements in the Industrial District. Martin Smith, P.E. of Pany & Lentz Engineering for applicant PDC Machines LLC/Mateen Afzal.**

Present to review the application was Marty Smith, P.E. of Pany & Lentz Engineering and Daniel Rowley, Esquire of Saul Ewing Arnstein & Lehr. Three letters were prepared, one from Michele Fountain, P.E., CKS Engineers, dated 1/18/2022, one from Stephanie Butler, P.E., McMahan Associates dated 1/21/2022, and one from Claire Warner of the Montgomery County Planning Commission dated 1/25/2022.

Mr. Smith explained that the building has already been approved but the building tenant has changed since the original plan. With PDC Machines now being the lessee, the required parking has increased from 176 to 372 spaces due to the added uses. The applicant is proposing 279 spaces and ninety-five spaces in reserve. The applicant declares that 279 is within the needs of PDC Machines. It was noted that there is a plan for one hundred office staff and 120 assembly staff to occupy this facility over the next 2-3 years, with a maximum to not exceed 250 employees in total. The current employee count for their buildings in the Warminster area is 170. It is planned for the employees to have staggered arrival times and the office staff will arrive between 8am and 9am, where the manufacturing staff starts at 6am.

Several issues on the review letters were discussed. Mr. Smith proposed that the additional required ninety-five parking spaces be put in reserve. He declared that PDC Machines will not need the

additional parking and proposed that the reserve spaces could go where the existing above-ground basin is located; his opinion is that if additional parking was ever needed, the basin could be converted into an underground infiltration system and the additional parking could then be built on top of the stormwater system.

Mr. Kennedy stated that reserve parking should be more readily accessible, Mr. Goodman's opinion was that it could possibly work.

Mr. Kennedy stated that he has several concerns regarding this site, stating the applicant built a spec building that was approved with a small amount of car traffic and many trucks while this plan is proposing a greater number of cars and a smaller amount of truck traffic. Now the applicant wants to add floor area by adding stories to the building and new uses; this may be too much for this site. Mr. Kennedy suggested the applicant make a better plan for the reserve parking; and asked if they have calculated the cost for this type of project.

Ms. Butler inquired about parking and traffic circulation, hours of operation, and passenger vehicles vs trucks as all these changes make a difference in the plan.

Mr. Kennedy instructed the applicant to provide more information, re-think the reserve parking plan, and to calculate the costs of their proposal; he asked the applicant about the option of going before the zoning hearing board, as he has concerns that there is just not enough parking on this site for this tenant. Again, Mr. Kennedy stated that he does not care for the proposed plan for the reserve parking, he wants more information, details on the costs involved and an updated traffic study as requested by Ms. Butler. He also suggested that the applicant should reconsider the amount of office space that is proposed and that their next submission should provide the evidence required to allow the reserve parking area.

Ms. Fountain inquired about the company's Jamison location and instructed the applicant to correct the plan and address all comments. Mr. Francisco Pumarejo of PDC stated that no employees from Jamison will be relocated to this site. This project will add additional employees to their company.

Mr. Goodman stated that sometimes the tenant does not fit the space but suggested that the township is willing to collaborate with the applicant to find a resolution.

Mr. Smith stated that his client is currently working on the improvements at the site and wants to move towards occupancy.

**712 Harleysville Pike/Lederach Village Homes – Preliminary/Final Plan**  
**Proposed twenty-nine apartment units on two parcels totaling 3.01 acres in the Village**  
**Commercial District. Will Daggett of Schock Group LLC for Applicant, Lederach**  
**VillageHomes LP/Jack MacCord.**

Present to review the application was Christen Pionzio, Esquire of HRMML and Will Daggett of Schock Group LLC. Three letters were prepared, one from Michele Fountain, P.E., CKS Engineers, dated 1/21/2022, one from Stephanie Butler, P.E., McMahon Associates dated 1/21/2022 and one from Claire Warner of the Montgomery County Planning Commission dated 1/19/2022.

Ms. Pionzio stated that her client will resubmit this proposal as two applications, one for each parcel; she pointed out the new configuration of the buildings and the consolidated driveway with the adjoining shopping center. She opined that widening Morris Road would allow for more speeding and

suggested that the widening only be done at the driveway area. A discussion followed regarding widening the roadway, sidewalks, and trails.

Mr. Kennedy stated that he preferred a trail over sidewalk.

Ms. Butler stated that there is a long-term vision for the Village of Lederach, and there will be sidewalk/trails to connect to in the future; she also pointed out that she prefers a relocation of the internal sidewalks and crosswalk at the intersection of the two driveways; Ms. Butler explained the change to the applicant and pointed it out on the plan.

Ms. Warner requested details on the landscaping including a detailed planting list that includes shade trees, parking lot trees and landscaping for the rain garden.

Mr. Kennedy requested that the applicant show the grading on the plan for future sidewalk connections on the Harleysville lot.

Discussion ensued regarding the limits of the shoulder widening and curb return offset at each proposed access. The plans will be revised to reflect 5' shoulder widening on Morris Rd in the vicinity of the accesses (length shown on handout) and curb radii will tie at the edge of shoulder. The trail location on the Morris lot will need to accommodate the 5' shoulder, swale and grading.

Ms. Fountain stated that the road widening will be required to be done when the first parcel is developed. The Planning Commission stated that they are preliminarily okay with deferring the sidewalk along the Harleysville Pike frontage, but the applicant must show the grading for the trail to be done as part of their project. Per Ms. Butler's suggestion, the applicant is to show the sidewalk in the Harleysville Pike lot on the other side of the driveway and show a crosswalk across the driveway.

Ms. Pionzio confirmed that her client will re-submit these applications separately.

### **County – Zoning Ordinance Update**

Claire Warner of the Montgomery County Planning Commission gave a brief recap of where the updates stand and will continue with the updates next month due to the late hour.

Mr. Kennedy briefly mentioned the possibility of rezoning in the village of Vernfield.

There being no further comments, Mr. Kennedy asked for a motion to adjourn the meeting; Mr. Landis made the motion, Mr. Harwanko seconded the motion and the meeting adjourned at 9:46pm.

The next regular meeting of the Planning Commission is scheduled for 7:30pm on Wednesday, February 23, 2022.

Respectfully submitted,

Patti Reimel  
Administrative Assistant