

Lower Salford
Township Planning
Commission Meeting
January 25, 2023

Planning Commission Vice Chair John Kennedy called to order the Lower Salford Township Planning Commission meeting at 7:30pm. Other Planning Commission members in attendance were 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, Stephanie Butler, P.E. of McMahan, a Bowman company (McMahon), the Township Traffic Engineer's office, and Claire Warner of the Montgomery County Planning Commission. Planning Commission Chair Manus McHugh was excused from the meeting.

Mr. Kennedy announced that the first order of business this evening would be the election of officers for 2023; he turned the meeting over to Mr. Beuke. Mr. Beuke asked for nominations for Planning Commission Chair. Mr. Goodman nominated Mr. McHugh; Mr. Bowe seconded the nomination.

Motion 6 Yes; 0 No

Mr. Beuke asked for nominations for Planning Commission Vice Chair. Mr. Goodman nominated Mr. Kennedy; Mr. Bowe seconded the nomination. Mr. Kennedy abstained.

Motion 5 Yes; 0 No; 1 abstained

Minutes

The minutes from the December 14, 2022, meeting were reviewed. Mr. Goodman made a motion to approve the minutes, Mr. Landis seconded the motion.

Motion 6 Yes; 0 No

Plan Reviews

285 Maple Avenue. Preliminary/Final Land Development for parking expansion in the VC District. Christen G. Pionzio, Esq. of HRMM&L for applicant 285 Maple Avenue LLC.

Present to review the application on behalf of the applicant was Christen Pionzio, Esq. and Brian Conlon, P.E. of Langan Engineering. They were joined by applicants, Avery Chapman and Bob Bianco. 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 McMahan Associates dated 1/20/2023, and one from Claire Warner of the MCPC dated 1/20/2023.

Ms. Pionzio ran through a brief update on the property, explaining the Sips & Berries business, the auto tag business, and the previous Conditional Use application. She explained that she is here tonight with her client for a parking lot expansion.

Mr. Kennedy explained that the current parking ordinance is still under review.

Ms. Pionzio stated that the CKS letter is mostly "will comply"; however, there are waiver requests.

Continuing to address the CKS letter, Ms. Pionzio stated that there is no shared driveway agreement as the applicant does not need any additional parking from the neighbor; the neighbor uses Ms. Chapman's lot and she is okay with that with no formal agreement being necessary.

The applicant would like an extension from 60 minutes to 90 minutes for the after-hours exterior lighting; she has teenage employees and sometimes it takes more than 60 minutes to wrap up after closing the store at 7pm.

The Planning Commission is okay with the requested waivers that include minimal landscaping and grading, storm pipe size, parking space size, partial sidewalk and curbing, and curb reveal.

Mr. Kennedy asked about the issue of being short one required parking space; Mr. Beuke stated that the issue could be controlled by the Use & Occupancy permit as 28 parking spaces are currently required, however the store has only 14 seats. Mr. Beuke will check and address the parking for each potential tenant upon their U&O application. Ms. Fountain requested there be a note on the record plan certifying that they will not use the building until the parking ordinance is adopted or that the uses, as shown, do not provide adequate parking.

Ms. Pionzio agreed to add the note and stated that a note will also be added regarding the ultimate right-of-way including a 5 ft. offset distance from the existing building. Ms. Fountain requested that Ms. Pionzio send a copy of this to Andy Freimuth, the Township Solicitor, as well.

Ms. Butler noted that the waiver should apply to the existing parking lot as well as the new.

The McMahon letter, according to Ms. Pionzio, is "will comply" or will be addressed in the waiver requests. Mr. Kennedy asked for comments and questions; there were none. He then made a motion to recommend approval subject to compliance with parking, as allowed by the future parking ordinance, or the use will have to be revised, an As-Built plan for the Sips and Berries project being submitted and approved, The Ultimate Right-of-way being revised and dedicated per the discussion, and complying with both the CKS letter (1/19/2023) and the McMahon letter (1/20/2023) with the exception of an easement agreement with the neighbor regarding shared parking and allowing the thirty minute extension of the parking lot lights from 60 minutes after closing to ninety minutes. Mr. Shields seconded the motion.

Motion 6 Yes; 0 No

Regarding the waivers, Mr. Kennedy made a motion to recommend approval of the waivers noting that the curbing waiver be extended to the existing curbing and that a sixth waiver be added for the 6" curb reveal Mr. Shields seconded the motion.

Motion 6 Yes; 0 No

Mr. Kennedy commended Ms. Chapman and Mr. Bianco for the nice job they did with their streetscape.

221 & 231 Main Street/Mainland Pointe. Amended Final Land Development Plan for 221 Main Street/ Arby's Restaurant with drive-through, one story 2535sf building and 231 Main Street/Popeyes Restaurant with drive-through, one story 2530sf building; located on a portion of Lot 2 of the Mainland Pointe Development. Rick Mast, P.E. for applicant Mainland Pointe LLC.

Present to review the application on behalf of the applicant was Rick Mast, P.E of RCMA, and applicants Bryan Hunsberger and Leo Orloski. Two review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers, dated 1/19/2023, and one from Stephanie Butler, P.E. of McMahon Associates dated 1/20/2023.

Mr. Mast gave a brief recap of the revised plan, stating that he and his clients were last in front of the Planning Commission in October; he noted that this is Phase 6 of the project.

Mr. Mast discussed the traffic study that his client had conducted by Horner & Canter Associates, queuing at the drive-through lanes, and dual ordering stations which will have a queue of 7 vehicles from the pick-up window.

Mr. Mast went over the review letters stating that the items on both are “will comply” and he noted that there will be one dumpster for each building and they will be compatible with the buildings’ exterior. The color is to be mocha brown. Regarding additional/replacement street trees and screening, Mr. Mast will discuss this further with Ms. Fountain. He also stated that the building coverage percentages on the plan are correct, but the as-built plan for the TacoBell is incorrect and he will submit a corrected plan to the Township.

Mr. Mast discussed the waiver request for the reduction of the curb radii at the drive-through; this area will be designated to include a pedestrian crossing.

Mr. Kennedy asked if there were any comments or questions.

Mr. Goodman noted that he has mentioned this before, he does not care for three single use buildings on this lot.

Mr. Kennedy made a motion to recommend approval of the final amended plan for Arby’s and Popeyes, subject to complying with the CKS letter (1/19/2023) and the McMahon letter (1/20/2023) with notes on the plan regarding the description of the trash enclosure to be compatible with the Taco Bell enclosure and the 2’ curb radii. Mr. Landis seconded the motion; Mr. Goodman abstained.

Motion 5 Yes; 0 No; Abstain 1

610 Lederach Station Way. Conditional Use Application for a proposed Residential Accessory Use Structure that exceeds 30% of the principal building area. Rick Mast, P.E. of RCMA for applicants Michael and Courtney Reeves

Present to review the application on behalf of the applicant was Rick Mast, P.E of RCMA, and applicants Michael and Courtney Reeves. One review letter was prepared by Michele Fountain, P.E. of CKS Engineers, dated 1/16/2023.

Mr. Mast gave a brief overview, noting that exceeding 30% of the principal building area is allowable by Conditional Use.

A discussion took place regarding the accuracy of the data supplied regarding the square footage of the home; the information was taken from the county records.

The CKS letter was discussed, and the comments are “will comply”.

A discussion took place regarding the Township Zoning Ordinance and the definition of building area, decks, and enclosures.

Mr. Kennedy listed some of the conditions that may apply to this application including never allowing the porch to be enclosed, and the building only being allowed for accessory use to the home.

Mr. Kennedy asked the applicant why he wants a building of this size; the applicant stated that he will be using the structure for cars and kids’ toys; the second floor plan is for a game room. He’s proposing to install water and heating, as well as a bathroom on the first floor.

Mr. Kennedy explained the next steps in this process, adding there is no business use allowed, the structure is not to be used as a dwelling unit, no in-law suite may be constructed without prior approval, no kitchen or cooking facilities may be installed, and the exterior building material must compliment the existing home.

Mr. Reeves confirmed that no business use will take place at this location; he has property in Ambler from which he runs his business.

Ms. Fountain asked the applicant if his plan is to construct the home addition, garage, and pool simultaneously; he confirmed that to be correct.

Ms. Fountain also requested accurate square footage data for the existing home as well as the home with the proposed addition.

Mr. Kennedy made a motion to recommend approval with the following conditions: No business use allowed, the structure is not to be used as a dwelling unit, the porch may never be enclosed, no in-law suite may be constructed without prior approval, no kitchen or cooking facilities may be installed, and the exterior building material must compliment the existing home. The motion was seconded by Mr. Shields.

Motion 6 Yes; 0 No

702 Camp Wawa Road. Lot Line Adjustment between 702 Camp Wawa and a vacant parcel owned by the applicant. Rick Mast, P.E. of RCMA for applicants D. Joel & Heather Nyce

Present to review the application on behalf of the applicant was Rick Mast, P.E of RCMA, and applicants Joel & Heather Nyce. One review letter was prepared by Michele Fountain, P.E. of CKS Engineers, dated 1/17/2023.

Mr. Mast stated that the CKS letter is “will comply” with the exception to the easement. There will be no shared driveway, therefore no easement is necessary; Mr. Mast will make note of this on the plan.

Mr. Kennedy asked for comments; there were none. He made a motion to recommend approval upon compliance with the CKS letter and a note being added on the plan stating that the driveway on the adjacent parcel is to be removed upon the submission of the building permit for the vacant lot.

Mr. Landis seconded the motion.

Motion 6 Yes; 0 No

County Plan Reviews/Zoning Ordinance Amendments

Ms. Warner distributed the edits of the Zoning Ordinances and gave a brief overview of the changes.

Mr. Kennedy led a brief discussion on some minor changes and additional edits. It was agreed that the process is coming along nicely and it appears that the process will be able to be wrapped up soon.

Mr. Kennedy gave a brief update on the Regional Planning Commission and asked if anyone had any additional business.

A motion was made by Mr. Goodman to adjourn the meeting, Mr. Bowe seconded the motion. With all members in favor, the meeting adjourned at 9:21pm.

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

Respectfully submitted,

Patti Reimel
Administrative Assistant