

**Lower Salford  
Township Planning  
Commission Meeting  
January 24, 2024**

Planning Commission Secretary and Director of Building & Zoning, Mike Beuke called to order the Lower Salford Township Planning Commission meeting at 7:31pm. Other Planning Commission members in attendance were Manus McHugh, John Kennedy, Joe Harwanko, David Goodman, David Bowe, Scott Bamford, and Julia Hurle. Also in attendance was Michele Fountain, P.E. of CKS, the Township Engineer's office, and Claire Warner of the Montgomery County Planning Commission. Planning Commission. Stephanie Butler, P.E. of Bowman, the Township Traffic Engineer's office attended the meeting via Zoom.

Mr. Beuke announced that the first order of business this evening would be the election of officers for 2024; he asked for nominations for Planning Commission Chair. Mr. Bowe nominated Mr. McHugh; Mr. Goodman seconded the nomination. The vote for Mr. McHugh was unanimous.

Mr. McHugh asked for nominations for Planning Commission Vice Chair. Mr. Bowe nominated Mr. Kennedy; Mr. Harwanko seconded the nomination. The vote for Mr. Kennedy was unanimous.

**Minutes**

The minutes from the December 14, 2022, meeting were reviewed. Mr. Kennedy made a motion to approve the minutes, Mr. Bamford seconded the motion. Ms. Hurle abstained.

Motion 6 yes; 0 No; 1 Abstain

Mr. McHugh took a moment to thank Brad Landis for his years on the Planning Commission and then welcomed and introduced the newest member, Julia Hurle.

**Plan Reviews**

**Shihadeh Lederach Cross Road Development**

Present to review the plan was Anthony Brunkan, P.E. of Cornerstone Consulting. Two review letters were prepared, one by Michele Fountain, P.E. of CKS Engineers, dated 1/18/2024, and one by Stephanie Butler, P.E. of Bowman dated 1/15/2024.

The plan proposes three twin homes (6 units). Since the last review, the shared driveway access has been moved north and a second driveway has been added for emergency access only and will be posted as no access.

The plan will comply with the turning radius for the largest firetruck.

A homeowner's association will be established for maintaining stormwater, snow, lawn, and shared utilities.

Two parking spaces are proposed per unit with six overflow spaces; all parking spaces will be 18' in length.

Addressing the Bowman letter, road widening and the HOP process were discussed. Curbing will be added. Sight triangles and the PennDOT minimums will be addressed; no landscaping is to be added within the sight triangles. Existing landscaping within the sight triangles must be maintained by the HOA and a note should be added to the plan.

Mr. McHugh requested that a landscape plan be provided at the next meeting and more information be provided regarding the street trees.

Landscaping and buffering along the retaining wall should be shown on the landscape plan.

The retaining wall will be block and will include a guardrail or safety fence. The wall will vary from 2'-6' in height.

Mr. McHugh instructed the applicant to return to the Planning Commission with truck turning radius and landscape plans.

The applicant said he would also return with renderings and that two-story units are proposed. Addressing the CKS letter, it was noted that the trash location must be screened, and existing trees may be removed to install the sidewalk.

Ms. Butler instructed the applicant to coordinate with the neighboring property for shared driveway access, she also instructed the applicant to obtain their PennDOT HOP.

It was noted that the HOA will be responsible for maintenance of the emergency access driveway.

There being no further comments, the applicant was instructed to return with the items discussed.

### **196 Main Street**

Present to discuss the plan was Rick Mast, P.E. of RCMA. Two review letters were prepared, one by Michele Fountain, P.E. of CKS Engineers, dated 1/17/2024, and one by Claire Warner of MCPC dated 1/18/2024.

This is discussion only regarding bank use in the RO District; a Conditional Use Hearing is anticipated for April 2024.

Mr. Mast addressed the CKS letter and informed the Commission that Auto Zone is no longer part of this plan and there is no user yet for the retail space. Chase Bank is an interested party with a drive-through ATM and the apartments are still proposed however, they have been changed to two-story flats and the number units proposed has increased to thirty-six. The garages have been eliminated, staggered decks are proposed, and some units will have basement while others are slab on grade. Also discussed was the bank ATM stacking, Quarry Road drainage, and the parcel's waterway.

Discussed as well, lack of loading area, emergency access, peaked roofs, and the commercial buildings being residential in character.

### **Temporary Sign Ordinance**

Mr. Beuke discussed yard signs, feather flag signs, limited duration signs and personal expression signs. He gave examples of multi-tenant signs and discussed total square footage.

Mr. Kennedy made a motion to move forward with the Ordinance and Mr. Bowe seconded that motion.

Motion 7 yes; 0 No

### **County Plan Reviews**

Ms. Warner discussed the VC District Amendments and explained that the purpose of the ordinance testing exercise is to help the Township adjust the ordinance.

Mr. McHugh made the comments that the goal is to increase density as you move into the VC District and decrease it as you move out.

Ms. Warner will revise the amendments and return with an updated version next month.

Mr. Kennedy updated the Planning Commission following the last Regional Planning Commission meeting. Briefly mentioned were the SEPTA Trail Program, micro transit, vans in lieu of buses, and transportation zoning areas.

There being no public comment, Mr. Kennedy made a motion to adjourn the meeting; Mr. Harwanko seconded the motion. With all members in favor, the meeting adjourned at 9:26pm.

The next meeting of the Planning Commission is scheduled for 7:30pm on Wednesday February 28, 2024.

Respectfully submitted,

Patti Reimel  
Administrative Assistant