

**Lower Salford Township
Planning Commission Meeting
June 22, 2022**

Planning Commission Vice Chair John Kennedy called to order the Lower Salford Township Planning Commission meeting at 7:32pm. Other Planning Commission members in attendance were, Joe Harwanko, David Bowe and Andy Shields; Manus McHugh and David Goodman were in attendance via Zoom. 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. Brad Landis was excused from the meeting.

Minutes

The minutes from the April 27, 2022, meeting were reviewed. Mr. Shields made a motion to accept the minutes as recorded and Mr. Harwanko seconded the motion.

Motion 6 Yes; 0 No

Plan Reviews

Morris Road/Lederach Village Homes - Preliminary/Final Plan. Proposed 29 apartment units on two parcels totaling 3.01 acres in the Village Commercial District. Christen Pionzio for Applicant. Lederach Villages Homes LP/Jack Maccord.

Present to review on behalf of the applicant was Christen Pionzio, Esq. of HRMML and Will Daggett of Schock Group LLC. Two letters were submitted by Will Daggett, dated 4/1/2022, in response to the CKS and McMahon review letters both dated 1/21/2022 and previously discussed. Ms. Pionzio noted that the applicant has made separate applications for each parcel as requested, Morris Road and Harleysville Pike, also the previously discussed reviews letters from both CKS and McMahon are both will comply. Ms. Pionzio and Mr. Daggett are here tonight to mostly address the improvements required on Morris Road, at the driveway entrance, and the waivers.

Mr. Kennedy asked if the Gilmore letter dated 6/16/2022 was going to be addressed; Ms. Pionzio stated that she had not received the Gilmore letter and requested that she and her client have time to review and revisit that later; Ms. Fountain stated that the sewer must meet the standards of the Authority and Gilmore.

A discussion ensued regarding curbs, sidewalks, road widening and pedestrian pathways. Waivers were discussed for the raingarden berm, an 18" internal drainpipe, type of storm drainpipe and driveway slopes; these waiver requests were found acceptable by Ms. Fountain.

Mr. McHugh began a discussion on the traffic flow and stop bars between the development and the shopping center; the lighting at the connected driveway was also discussed. Ms. Pionzio stated that her client will do what is requested by the engineers regarding stops signs and traffic flow and they will comply to the lighting standards.

Ms. Fountain requested that the retaining wall not be concrete, but that an EP Henry type of product would be preferred; she also questioned the location of the AC condenser units.

Ms. Warner addressed the landscape plan and asked that the trees be labeled. It was suggested that trees be added between the buildings and that there be some clustering of trees and shrubs so to soften the look and provide shade. The same landscaping suggestions apply to the raingarden.

Mr. McHugh opened a discussion about street trees along the frontage of the property and the traffic flow between the development, the shopping center and Harleysville Pike. Ms. Butler will review and coordinate with the applicant regarding the traffic flow and stop-bar concerns.

Mr. Harwanko asked about emergency vehicle accessibility.

A brief recap was given on the discussed issues and there was no public comment offered. The applicant agreed to comply with the letters from CKS, McMahon, Gilmore and the MCPC except for the Morris Road improvements and to update their plan.

Mr. Kennedy made a motion for recommendation for preliminary/final approval and Mr. Shields seconded conditioned upon the discussion at tonight's meeting and the applicant addressing all comments in the consultant review letters. Mr. Bowe made a motion, and Mr. Shields seconded the motion for the waivers as outlined in the Shock Group letter.

Motion 6 Yes; 0 No

712 Harleysville Pike/Lederach Village Homes - Preliminary/Final Plan. Proposed 9 apartment units on two parcels totaling 3.01 acres in the Village Commercial District. Christen Pionzio, Esq. of HRMML and Will Daggett of Schock Group LLC for Applicant, Lederach Villages Homes LP/Jack Maccord.

Present to review the application was Clu-isten Pionzio, Esq. of HRMML and Will Daggett of Schock Group, LLC. Two letters were submitted by Will Daggett, dated 4/1/2022, in response to the previously discussed CKS and McMahon review letters.

Just as the Morris Road parcel that was just discussed, the applicant has made separate applications as requested. The previously discussed review letter from CKS is will comply except for the waiver referring to the driveway slope allowing 6% in lieu of 4%. The McMahon letter is will comply except for the Morris Road improvements that were previously discussed during the Morris Road parcel review.

The previous discussion of the Gilmore letter applies to this parcel as well.

Ms. Warner stated that her same comments for the Morris Road parcel apply to this parcel; she then opened a conversation regarding crosswalks and ADA ramps. Ms. Pionzio assured that her client will work with Ms. Butler to satisfy the concerns.

A brief discussion ensued on landscaping, tree replacement and future sidewalk construction; Ms. Butler requested that the applicant include grading for future sidewalks on the plan.

Mr. Kennedy made a motion to recommend preliminary/final approval; Mr. Shields seconded the motion conditioned upon the discussion at tonight's meeting and the applicant addressing all comments in the consultant review letters. A motion was made by Mr. Bowe and seconded by Mr. Shields for the waivers with the CKS, McMahon, MCPC, and Gilmore letters being will comply with exception to the Morris Road improvements that were previously discussed and the flashing beacon; the revised plans for the crosswalk must also be satisfactory to Ms. Butler.

Motion 6 Yes; 0 No

165 Main Street- Conditional Use Application -Applicant is seeking Conditional Use approval for a third office in the third, currently vacant building in the RO District. Christen G. Pionzio, Esq. of HRMM&L for applicant 165 Main Street, LLC.

Present to review the application was Christen Pionzio, Esq. of HRMM&L, Cliff Stout, P.E. of STA Engineering, and applicant Mark Kemp.

Ms. Pionzio gave a brief review of the site mentioning that the original parking calculation indicated that 21.35 parking spaces were required; after Mr. Stout visited the site and recalculated the square footage, he found the 21 required spaces can be met.

Ms. Fountain inquired about the future shared driveway that appears on the plan and stated that it is required to be installed at the townships request. Mr. Kennedy suggested that it may be time to install the shared driveway; Ms. Butler agreed.

Mr. McHugh asked Mr. Kennedy to explain the benefit of installing the shared driveway; Mr. Kennedy stated that it will reduce traffic on Main Street and that it will allow the clients from the Smile and Drakas buildings to access Ruth Road without having to make a left turn onto Main Street. Mr. McHugh agreed that now is the time to install the shared driveway.

Ms. Pionzio asked who is responsible for the installation of the shared driveway and requested that the shared driveway not be weighed into this Conditional Use application.

Mr. Kennedy asked for a motion to recommend approval conditioned upon the installation of the shared driveway and the applicant addressing all consultant review letters. A motion was made by Mr. Kennedy and seconded by Joe Harwanko. Mr. Kemp stated that he never agreed to any payment for an access road.

Mr. Kennedy explained that the Planning Commission is only a recommending body, but the members feel the driveway is important; he continued, that he is not very familiar with the Kemp Land Development project, however, he is familiar with the Smile project.

Ms. Pionzio said that she will speak with the solicitor and investigate the details of the shared driveway.

Motion 6 Yes; 0 No

329 June Drive Conditional Use Application - Applicant is seeking Condition Use approval to permit one eight unit residential-only apartment building in the (MU) Mixed Use District. Christen G. Pionzio, Esq. of HRMM&L for applicant Mainland Pointe, LP.

Present to review the application was Amalie Neamand, Esq. of HRMM&L and applicant Bryan Hunsberger. Ms. Neamand briefly explained that the apartment building has already been approved for seven residential units and one non-residential unit; the residential unit was originally intended to be a dog wash station and a package delivery room. The applicant has found that not enough tenants have dogs to warrant a dog wash station and the post office preferred cluster boxes for delivering packages in lieu of a package delivery room.

Mr. Hunsberger noted that this is the last apartment building to be built on this site and that the foundation has already been built.

Ms. Neamand noted that the footprint of the building will not change from the original approved plan, nor will the exterior of the building and the requirements for parking are still being met; the only change is the one unit becoming an additional apartment instead of a non-residential use unit.

Mr. Kennedy asked for comments, there were none; he asked for a motion to recommend approval. A motion was made by Mr. Shields and seconded by Mr. Harwanko conditioned upon all comments in the review letters being addressed. Mr. Kennedy abstained.

Motion 5 Yes; 0 No

565 Freeman School Road - LIME/New Life Farm School Sewage Facilities Planning Module Review

Ms. Fountain stated that a lot of questions have been answered regarding this project. It has been determined that the wastewater treatment plant is not changing, it's just being brought up to date. The only item up for discussion tonight is to make a motion for Mike Beuke to execute the Component 4A of the planning module as presented to the Planning Commission. Mr. Kennedy asked for comments; there were none. Mr. Kennedy made a motion and Mr. Bowe seconded.

Motion 6 Yes; 0 No

45 Mainland Road Text Amendment - Proposal to amend Chapter 164, Article XIV m. Section 164-72 (Permitted Uses) to permit a museum in them Industrial District. Christen G. Pionzio, Esq. of HRMM&L for applicant Mellen Legacy Property, LLC.

Present to review the application was Clu-isten Pionzio, Esq. of HRMML, Rich Kapusta of RKCO, and applicant Vince Pupillo. The site plan and renderings were displayed. Ms. Pionzio stated that she and her client met with the Building and Zoning Committee and the plans were well received. The proposed use would be a museum for a collection of musical equipment with event space and associated museum access01y uses. Cunently a museum is a permitted use, so is an event space; both uses at one time is what is not currently permitted. It was noted that this is a 2.88-acre parcel that is adjacent to the Village Commercial District and that the previous use was a meat packing facility. The building is in the Industrial District and the home on the property is in the Village Commercial District; the building has capacity for 89 parking spaces. There is an existing cross easement with the Lower Salford Township Sewer Authority and a licensing agreement the provides 22 additional parking spaces.

Mr. Goodman asked that the entrance be pointed out on the plan; it was noted that there are two entrances proposed, one for events and one for tours, both entrances allow access to the entire building that includes a recording studio, exhibits and an open auditorium.

Mr. Kennedy stated that a museum is a great use; the event use is what he finds concerning, mentioning the effect on neighbors, traffic and occupancy rating. Accessory uses were discussed including a cafe and gift shop; these are currently allowed but may not exceed more that 5% of the gross floor area of the building. A brief discussion followed regarding allowing the use by conditional use.

Mr. McHugh stated that he is a proponent of this plan and feels that conditional use would be the path to follow. He recapped many of the concerns just discussed.

Ms. Pionzio stated that the cunent use is already a non-conforming use.

Mr. Beuke suggested that the applicant enter into a professional services agreement and that Ms. Fountain review the plan. It was noted that land development will be necessaiy, and that July 6 is the deadline to submit for the next Planning Conunission agenda; the next meeting is scheduled for 8/10/22.

355 Maple Avenue Text Amendment- Proposal to amend Chapter 164, ArticleXIIA(AO), Section 164-5 and 164-62.2 (Permitted Uses) to add a definition for the term Flex Use and to add Flex Use as a permitted use in the (AO) Administrative Office District. Christen G. Pionzio, Esq. of HRMM&L for applicant VV 355, LLC.

Present to review the application was Christen Pionzio, Esq. of HRMML, and applicant John Fiori of Velocity Venture Partners. Ms. Pionzio stated that she and her client have previously met with the Building & Zoning Committee regarding this parcel, and its use. Ms. Pionzio explained her definition of Flex Use and why the Township should consider this as a new use in Lower Salford. Mr. Fiori introduced himself and gave a background on Velocity Ventures; Zach Moore and Tony Grelli own the company. He stated that Velocity Ventures is currently under agreement to purchase the property and they are currently in their due diligence period; he needs to know he can meet the zoning requirements prior to purchase. This parcel was previously Nationwide Insurance but is currently owned by developer Eli Kahn. Mr. Fiori explained he is looking to use the space for a mix of office, assembly, distribution, warehouse, and manufacturing and that some of these uses are not currently allowed. He noted that both interior and exterior alterations would be necessary and that he is looking to divide the space into three to five tenant spaces, stating that there is no user for the space as it is currently configured and zoned.

Mr. Beuke stated that he does not feel adding Flex Use is necessary; he suggested the applicant propose the uses they are interested in and perhaps these could be allowed by condition.

Mr. Kennedy stated that the township does not want a mass distribution/warehouse center in this location; distribution of something produced or assembled would be considered.

Mr. Beuke stated that some of the uses Ms. Pionzio is seeking for this parcel are currently allowed in the Industrial District.

Mr. Fiori reviewed the proposed renderings and plans for this project noting that the office use is proposed for the front of the building and that the other uses would be planned for the rear of the property.

Ms. Fountain noted that no brewery was shown on the plan as was suggested for the Flex Use District and mentioned that breweries are popular in the Industrial Districts of other townships.

Mr. McHugh stated that he understands the multi-tenant, multi-use appeal; he would like to see use percentages by tenant and aggregate. Also, Mr. McHugh is not a fan of the loading docks on the Oak Drive side of the building.

Mr. Kennedy would prefer to see warehouse/distribution be accessory to a primary use, not the primary use.

Mr. Fiore displayed the rendering of the loading dock area and how they are below the first-floor grade and only the tops of the trucks would be visible. Landscape can be added for more shielding; the existing railing can be changed for more shielding. There are currently two existing loading docks with two additional proposed along with a drive-through door. The applicant stated that they will do whatever necessary including shielding, restricting delivery times, extending the retaining wall, and restricting truck traffic from Oak Drive.

A discussion followed regarding the ordinance language.

Mr. Goodman stated that he feels the applicant is on the right path and this is worth spending some time on to get it right.

Mr. Fiore is seeking to get the uses approved; he does not have tenants yet and does not have much more time for his due diligence period expires. Mr. Kennedy stated that he is not comfortable recommending approval tonight.

Mr. McHugh asked the applicant to consider their suggestions return on 8/10/22.

Due to the late hour the County Plan Reviews and the Zoning Ordinance Amendments will be rescheduled for the next meet.

There being no comments, Mr. Kennedy asked for a motion to adjourn. Mr. Shields made a motion; Mr. Bowe seconded. The meeting adjourned at 10:27pm.

The next regular meeting of the Planning Commission is scheduled for 7:30pm on Wednesday, August 10, 2022

Respectfully submitted,

Patti Reimel
Administrative Assistant