

**Lower Salford Township  
Planning Commission Meeting  
June 26, 2024**

Planning Commission Vice Chair John Kennedy called to order the Lower Salford Township Planning Commission meeting at 7:31pm. Other Planning Commission members in attendance were Joe Harwanko, David Bowe, David Goodman, and Julia Hurle. 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. Chair Manus McHugh, member Scott Bamford and Stephanie Butler, P.E. of Bowman, the Township Traffic Engineer's were excused from the meeting.

**Minutes**

The minutes from the May 22, 2024, meeting were reviewed. Mr. Bowe made a motion to approve the minutes, Mr. Harwanko seconded the motion. Mr. Kennedy and Mr. Goodman abstained.

Motion 3 Yes; 0 No; 2 Abstain

Mr. Kennedy announced that the first order of business this evening would be to appoint the Planning Commission Secretary for 2024; he nominated Mike Beuke. David Goodman seconded the nomination; all members voted in favor of the appointment.

**Plan Reviews**

**392 Oak Drive - Subdivision**

On behalf of the property owner, Fortune Properties, Tracey Borusiewicz of Borusiewicz Surveyors and Site Planners presented the plan via Zoom. Two review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers dated 6/19/2024 and one from Claire Warner of the Montgomery County Planning Commission dated 6/4/2024.

The 1.5-acre property is located at the corner of Oak Drive and Penn Oak Court. The property owner is looking to subdivide the property to create one additional lot. The plan was displayed with the proposed new home and driveway location. The applicant stated that the CKS letter is "will comply." The County review letter stated no issues.

Mr. Kennedy asked about water that collects on the corner of the property then made a motion for preliminary/final approval subject to compliance with the CKS letter date 6/19/2024. David Bowe seconded the motion.

Motion 5 Yes; 0 No

**193 Kinsey Road – ZHB Application**

Present to present the application was property owner Jason Arndt.

Mr. Beuke explained the process and informed the Planning Commission that the request complies except for the side yard setback of 40'. The applicant would like to place his accessory use structure 25' from the side yard on an existing paved area.

The dimensions of the property and the structure were discussed. The existing tree line will remain.

Ms. Hurle stated that she does not see hardship or any pressing reason for a variance.

No other questions were posed to the applicant.

Mr. Kennedy informed the applicant that he will need to make his case to the Zoning Hearing Board, and they will do their job.

#### **488 Harleysville Pike – Sketch Plan**

Present to review the Sketch Plan was Christen Pionzio, Esquire of HRMML and Anand Bhatt, P.E., of ARNA Engineering. No consultant reviews were requested for this sketch plan.

Ms. Pionzio reviewed all the changes made to the plan since the applicant last appeared before the Planning Commission and added that the plan complies with or exceeds all zoning requirements, including road locations, trails, berms, basins, and parking.

Mr. Kennedy stated that he is not in favor of reducing the road width of Road B to 26' and that he would prefer to keep the existing trees along Harleysville Pike as opposed to removing them and adding berms and landscaping in that location.

Ms. Hurlle stated that she feels the development is still too congested and would like to see it reduced by three units.

When open to public comment, Coleen Shronk of Windsor Drive voiced concern over intrusive headlight glare and number of units.

Bette Duddy of Cheswyck Drive asked about the water course on the property.

Lori Yamashita of Wexford Circle asked for a general explanation of storm water management and the water course. She questioned the units being built with basements as she stated most of the residents of Cheswyck have problems with water in their basements.

Ms. Pionzio explained that 15% is required for open space and this plan is offering 27%.

Mackenzie Holladay of Wexford Circle asked about calculations for open space.

Debra Heldt of Wexford Circle inquired about a reduction in the number of homes and asked about moving the trail location.

A discussion took place about the existing fence.

Bette and Alan Duddy voiced concerns regarding water and flooding.

Mr. Kennedy explained that this is a sketch plan and is not fully engineered.

Mr. Kennedy reminded everyone that the next meeting is the joint summer meeting and will be held on 8/14/2024.

#### **County Plan Reviews**

Ms. Warner reviewed comments made by Ms. Fountain regarding the Village District.

The process is still on-going.

There being no additional public comments, Mr. Goodman made a motion to adjourn the meeting; Mr. Harwanko seconded the motion. With all members in favor, the meeting adjourned at 8:57pm.

The next meeting of the Planning Commission is scheduled for 7:30pm on Wednesday, August 14, 2024.

Respectfully submitted,

Patti Reimel  
Administrative Assistant