

**Lower Salford Township
Planning Commission Meeting
May 22, 2024**

Planning Commission Chair Manus McHugh called to order the Lower Salford Township Planning Commission meeting at 7:30pm. Other Planning Commission members in attendance were Joe Harwanko, David Bowe, Scott Bamford, 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. Stephanie Butler, P.E. of Bowman, the Township Traffic Engineer's office attended via Zoom. Vice Chair John Kennedy and member David Goodman were excused from the meeting.

Minutes

The minutes from the April 24, 2024, meeting were reviewed. Mr. Bowe made a motion to approve the minutes, Mr. Harwanko seconded the motion.

Motion 5 Yes; 0 No

Plan Reviews

Lederach-Cross Road Development/Shihadeh

Present to discuss the application was Anthony Brunkan, P.E. of Cornerstone Consulting, and applicant John Shihadeh.

Mr. Brunkan presented a brief update on the six-unit development since the last presentation in January. Discussed were the turning templates, landscape plan, retaining wall, street trees, and fencing,

Mr. McHugh requested images of the wall, wall materials, and the fence; Mr. McHugh prefers a black aluminum fence.

Discussed were trash storage areas and pick-up locations, parking areas, emergency access, and fire hydrants. Mr. McHugh requested delineation for the placement trash containers along the drive aisles.

Mr. Brunkan will work with North Penn Water Authority to add additional hydrants as requested by Mr. Harwanko.

Laurie Yamashita of Wexford Circle, another resident of Cheswyck, and a resident of Park View at Oak Crest/560 Oak Drive all commented on traffic and PennDOT requirements. Mr. McHugh stated that both accesses require a PennDOT Highway Occupancy Permit.

There being no further comments, the applicant confirmed he will return with the requested information.

Component 4A Sewer Planning Module, Lederach-Cross Road Development/Shihadeh

Ms. Fountain briefly explained the Township's Act 537 Plan and how it is a plan that is approved by the Pennsylvania DEP that states which properties within the Township will have on-lot septic systems and which lots will have public sewers. Because the subdivision of this property is not within the Act 537 Plan, that Plan must be revised through a planning module process which will allow the collection, conveyance and treatment facilities certify that they have adequate capacity to service the development. She also explained that this is not a motion for land development approval but is a motion for Mr. Beuke to sign this component stating that the

development has or does not have all subdivision, land development and planning approvals. When all signatures are obtained this component will part of a larger application process that will require Board approval. A motion was made by Mr. Bamford and seconded by Mr. Harwanko.

Motion 5 Yes; 0 No

488 Harleysville Pike

Present to discuss the Sketch Plan was Celso Leite, Jr., Esquire of HRMML and Anand Bhatt, P.E. of ARNA Engineering.

Mr. Leite briefly described the parcel as being part of a designated growth area zoned R4, displayed the previous plan and the revised plan noting the number of units has been reduced. He stated that the units are more closely clustered and farther away from the existing surrounding homes. Mr. Leite pointed out the recreation areas, connecting trails, private roads and stated that the community will have an HOA.

Mr. Harwanko stated that the plan looks tight, and the buildings look large; he inquired about the truck turning radius.

Ms. Fountain noted that impervious coverage has not yet been discussed.

Parking was briefly discussed, and it was noted that parking may be enforced by the Lower Salford Police Department, if appropriate notes are placed on the Record Plan and agreements are made between the Township Solicitor and the applicant.

Landscaping, berms, screening, and buffers were all discussed.

Mr. McHugh's opinion is that this development can be built to be almost completely invisible to the neighbors with the proper berms and screening.

Ms. Hurlle inquired about shade trees; Mr. Bhatt noted that landscaping is not shown on this plan.

Mr. McHugh questioned some driveway angles, opined that there are 3-4 too many units, and that some of the buildings should be rearranged.

The - pedestrian path and emergency access were pointed out on the plan and noted that the width would be increased to the 8' required minimum width (from the 5' currently shown).

Several residents of the Cheswyck development commented on traffic concerns, road locations, sight triangles, storm water management, utility poles, future left turn lane, traffic calming, traffic lights, Bowmansville soils, traffic accidents, berms, maintenance, number of homes, and overflow parking.

Ms. Butler indicated that the project requires a traffic analysis that will include any warrants for auxiliary lanes which will be reviewed when formally submitted to the Township/PennDOT. Mr. McHugh informed the public that development improves storm water situations. Mr. McHugh also reminded the attendees that this is a sketch plan submission, and the project will continue to come in front of the planning commission throughout the land development process which is where public comment will be taken.

196 Main Street

Present to discuss the application was Rick Mast, P.E. of RCMA; applicant Leo Orloski joined him. Mr. Mast briefly explained the Conditional Use hearing, the property, the zoning, the uses, accesses, and sidewalk limits. He briefly discussed some waivers that will be requested, the trail easement, crosswalks, basins, slopes, fencing and landscaping.

Mr. Mast informed the Commission that the basements have been eliminated from the larger building.

Bette Duddy of Cheswyck expressed her concern for the safety of children around the basins. Bob Curran of Fairway Drive inquired about the number of buildings, units, and bedrooms. Mr. Mast informed the public that the commercial units could not be converted to residential units in the future.

Component 1 Planning Module, 785 Cressman Road/Tuttle

Rick Mast explained the process of the planning module for this development that includes on-lot septic systems and that it requires Mr. Beuke's signature. Mr. Bamford made a motion for Mr. Beuke to sign the document; Mr. Harwanko seconded the motion.

Motion 5 Yes; 0 No

County Plan Reviews

Ms. Warner reviewed comments made by Ms. Butler regarding the Village District. Mr. McHugh informed the group that he would prefer to have Mr. Kennedy's input and therefore, he would like to table the discussion until Mr. Kennedy is available; the members in attendance agreed. It was decided that the review would take place at the next meeting when Mr. Kennedy is in attendance. The document will then have one last review by the Township Solicitor.

There being no additional public comments, Mr. Bowe made a motion to adjourn the meeting; Mr. Harwanko seconded the motion. With all members in favor, the meeting adjourned at 9:38pm.

The next meeting of the Planning Commission is scheduled for 7:30pm on Wednesday June 26, 2024.

Respectfully submitted,

Patti Reimel
Administrative Assistant