

**Lower Salford Township
Planning Commission Meeting
September 25, 2024**

Planning Commission Chair Manus McHugh called to order the Lower Salford Township Planning Commission meeting at 7:32pm. Other Planning Commission members in attendance were Joe Harwanko, David Goodman, David Bowe, and Scott Bamford. 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 Bowman, the Township Traffic Engineer, and Claire Warner of the Montgomery County Planning. Member Julia Hurlle was excused from the meeting.

Minutes

The minutes from the August 14, 2024, meeting were reviewed. Mr. Goodman made a motion to approve the minutes, Mr. Harwanko seconded the motion. Mr. Bowe abstained due to being excused from the August meeting.

Motion 4 Yes; 0 No; 1 Abstain

Plan Reviews

310 Covenant Lane – Preliminary Land Development

Present to review the application was Susan Rice, P.E. of STA Engineering, Inc; Ms. Rice was joined by applicant Bob McIntyre of Covenant Presbyterian Church. Three review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers dated 8/29/2024, one Stephanie Butler, P.E. of Bowman dated 8/2/2024, and one from Claire Warner of the MCPC dated 8/2/2024.

Ms. Rice explained the applicant is looking to expand the building and parking areas but not the number of congregants.

The proposed plan will include additional classrooms, a fellowship hall and gymnasium, and a potential future kitchen. Future use could include weddings and events.

The existing parking lot will remain, and the proposed parking at the intersection of Main Street and Covenant Lane will be held in reserve for now. The applicant is to provide a parking study.

Mr. McHugh requested the applicant add parking stops along the south and southwest perimeter and a parking study that confirms the parking spaces proposed are sufficient.

Ms. Butler does not feel an additional access driveway will be needed due to no increase in congregation; additionally, the current pattern and flow are working. However, her review requests additional information to determine if a traffic study is required. She also requested truck turning movements be provided and recommends the existing driveway for the upper parking lot be shifted away from the intersection.

Ms. Rice stated the applicant will be asking for waivers from curbing along the perimeter, parallel planting strips, sidewalk along Sumneytown Pike, street trees, and screening for the dumpster.

The Planning Commission is requiring the sidewalks and possibly the curbing; however, Ms. Butler needs to investigate the improvement requirements along Sumneytown Pike. The sidewalk/ADA ramp(s) along Covenant Lane and Sumneytown Pike is required even if the reserve parking is deferred. The Planning Commission is not currently in agreement with a waiver of street trees.

The right-of-way will be dedicated.

Mr. McHugh has requested a parking study to determine what parking will be needed for special events.

Ms. Rice will address the outstanding items and will return seeking recommendation for final approval.

196 Main Street -Preliminary Land Development

Present to discuss the application was Rick Mast, P.E. of RCMA; applicants Bryan Hunsberger and Leo Orloski joined him. Three review letters were prepared, one by Michele Fountain, P.E. of CKS Engineers, dated 9/20/2024, one by Stephanie Butler, P.E. of Bowman dated 9/12/2024, and one by Ms. Warner of the MCPC dated 8/7/2024.

Mr. Mast presented a brief recap of the application proposed for thirty-six rental units over four buildings, a Chase Bank with an ATM drive-through, and 7400sf of retail space with no tenants identified.

A loading area has been added, the emergency access will be paved, and bollards will be installed, sidewalks have been added along Main Street and Quarry Road and connecting sidewalks will be installed throughout the property. Decorative lights are proposed for along Main Street.

Lights will not be as bright as Wawa lights and the lights adjacent to the existing residential properties will be lowered.

The applicant will seek a waiver regarding existing trees; any tree that does not survive one year post completion must be replaced.

Resident Veronica Schoene of Sawyer Drive asked if a pedestrian button would be installed at Main and Quarry.

Robin Biscardi of Ruth Court asked about the future driveway extension noted on the plan.

Dan Coyle of Cheswyck Drive asked about access from Quarry Road.

Lori Yamashita of Wexford Circle inquired about the wetlands/waterway and asked if she could attend the preconstruction meeting.

John Biscardi of Ruth Court inquired about the elevation of the site.

Mr. Mast asked for a recommendation for preliminary approval. David Goodman made a motion and the motion was seconded by David Bowe.

Motion 5 Yes; 0 No

488 Harleysville Pike – Preliminary/Final Plan

Present to review the Preliminary/Final Plan was Christen Pionzio, Esquire of HRMML and Anand Bhatt, P.E., of ARNA Engineering.

Three review letters were prepared, one by Michele Fountain, P.E. of CKS Engineers, dated 9/20/2024, one by Stephanie Butler, P.E. of Bowman dated 9/16/2024, and one by Ms. Warner of the MCPC dated 9/9/2024.

Ms. Pionzio stated that the applicant is not here tonight seeking a recommendation for approval.

The proposal for twenty-six townhouse units is similar to the last submission. Changes include the fence being kept, bollards being added to the emergency access, the addition of landscaping along the bulb of the cul-de-sac and additional landscaping being added along the Windsor Drive property line.

The applicant would like to defer the installation of the trail until the 7th U&O is issued (first building completed).

It was decided the fence on the retaining wall will be post and rail with wire mesh.

It was agreed that no amenities will be installed at the mailboxes.

Ms. Butler continued to request that the frontage improvements (access radii, curblines and sidewalk) along SR 0113 be set back to accommodate the possible future implementation of a center left turn lane on Harleysville Pike.

Mr. McHugh stated that the applicant must submit to PennDOT prior to returning to the Planning Commission in order for the PC to understand the PennDOT permitting improvement requirements for the project.

Resident Darlene Coyle of Cheswyck Drive stated that the fence is not in good condition and need repairs. She also wanted verification on the number of units being built.

Veronica Schoene of Sawyer Drive inquired about curb height and wanted to know the definition of a swale.

Andrea Coates of Meetinghouse Road inquired about the access point, noting it is a struggle to get onto Harleysville Pike from Meetinghouse Road.

Adam Ilnicki of Meetinghouse Road is concerned that Meetinghouse Road will become a cut-through and he would like restrictions placed on this. He would also like weight restrictions on Meetinghouse Road.

Alison Thompson of Oaklyn Avenue has concerns for pedestrian safety when it comes to crossing Harleysville Pike.

A resident from Meetinghouse Road inquired about a traffic light, traffic concerns, sewer capacity, and school capacity.

Tom Boggs of Harleysville Pike asked about an environmental impact study, asked about the construction affecting his well, and inquired about safety and the depth of the infiltration basin.

Lori Yamashita of Wexford Circle asked about storm water management and berms.

Debra Heldt of Wexford Circle appreciates the fence not being removed but stated that it is in disrepair and needs to be fixed; she also inquired about trees and landscaping near her property.

Bette Duddy of Cheswyck Drive commented on stormwater, stating that all the Cheswyck yards are currently wet. Ms. Duddy also commented on grinder pumps, generator noise, basin slope, infiltration, and the desire for replacement trees. She feels streetlights are not necessary nor are sidewalks along Harleysville Pike. Ms. Duddy has safety concerns about a post and rail fence around the basin.

County Plan Reviews

Ms. Werner is currently working with Mr. Freimuth to complete the last few minor changes to the VC District. The final ordinance will then go back to the county before going to the Board for a motion to advertise.

There being no additional public comments, Mr. Harwanko made a motion to adjourn the meeting; Mr. Bamford seconded the motion. With all members in favor, the meeting adjourned at 9:55 pm.

The next meeting of the Planning Commission is scheduled for 7:30 pm on Wednesday, October 23, 2024.

Respectfully submitted,

Patti Reimel
Administrative Assistant