

**Lower Salford Township  
Planning Commission Meeting  
April 27, 2022**

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 John Kennedy, Joe Harwanko, David Bowe, Brad Landis, David Goodman, and Andy Shields. Also in attendance was Mike Beuke, Director of Building and Zoning; John Evarts, P.E. of CKS, the Township Engineer's office, Sandy Koza, P.E. of McMahon Associates, the Township Traffic Engineer's office, and Claire Warner of the Montgomery County Planning Commission.

**Minutes**

The minutes from the March 23, 2022, meeting were reviewed. With an edit regarding the April meeting date, Mr. Kennedy made a motion to accept the minutes as recorded and Mr. Goodman seconded the motion.

**Motion 7 Yes; 0 No**

After a brief discussion between the Planning Commission members, it was decided that the joint July/August meeting would be held on Wednesday, August 10, 2022,

**Plan Reviews**

**Main Street/Arby's Conditional Use Application to permit one non-residential restaurant with drive-through facility. Rick Mast of RCMA for applicant Mainland Pointe**

Present to review the application on behalf of the applicant was Rick Mast, P.E. of RCMA. Two review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers, dated 4/20/2022 and one from Stephanie Butler, P.E. of McMahon Associates dated 4/21/2022.

**Main Street/Popeyes Conditional Use Application to permit one non-residential restaurant with drive-through facility**

Present to review the application on behalf of the applicant was Rick Mast, P.E. of RCMA. Two review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers, dated 4/20/2022 and one from Stephanie Butler, P.E. of McMahon Associates dated 4/21/2022.

Due to the two parcels being contiguous and both requiring conditional use approval, the applications were discussed simultaneously.

Mr. Mast displayed the map of Mainland Pointe and gave a brief overview of each phase of the project, stating that Phase 6 is the proposed construction of Arby's and Popeyes, noting that drive-thru lanes in the Mixed-Use District are allowed by Conditional Use. Since only three drive-thru lanes are approved for this development, one that was previously approved must be abandoned. Mr. Mast addressed the CKS comment on the Popeyes review letter regarding a drive-thru escape lane. Also, discussed were dual ordering lanes for Popeyes, traffic flow for the drive-thru lanes,

entrance locations for the restaurants, considering moving the drive-thru to the opposite side of the building, drive-thru stacking capacity and traffic volume.

Mr. Mast stated that he has relocated the trash collection area and that the parking requirements have been met.

Mr. Goodman asked if the applicant has considered swapping the locations of the restaurants.

Mr. Mast stated that it is laid out so that the higher volume shops are located at end of the development.

The Planning Commission members inquired about delivery times & idling trucks, hours of operation, outdoor dining, pedestrian connections and buffering for headlight glare.

Mr. Mast discussed the connectivity between the sites, no mid-block crossing due to safety, and no access to the Popeyes site from June Drive due to the steep grade, and that loading and unloading will be during off hours.

Mr. McHugh stated he has concerns with the stacking of vehicles into the driveway isle and ultimately onto June Drive which may cause traffic circulation issues.

Mr. Kennedy stated that he agrees with Mr. McHugh that there may be a stacking concern at Popeyes; he also voiced a concern with only one window for both payment and pick up.

Mr. Goodman does not care for three buildings with drive-thru lanes all in row; Mr. McHugh stated that he is not thrilled with that plan either.

Ms. Koza requested additional information be submitted if the drive-thru was to be relocated; she is interested in seeing all striping and sidewalks.

Mr. McHugh instructed the applicant to address the issues discussed and return to the Planning Commission.

**17 Mainland Road/Creekside at Mainland –Preliminary/Final Plan for 41 apartment units on 8.29 acres. Applicant, Justin Strahorn of Creekside at Mainland LLC.**

Present to review the application was Justin Strahorn; the owners of the two parcels, Bill Bonenberger and Richard & Juliana Kapusta joined him. Two letters were prepared, one from Michele Fountain, P.E., CKS Engineers, dated 4/21/2022 and one from Stephanie Butler, P.E., McMahon Associates dated 4/20/2022.

Mr. Strahorn briefly reviewed the plan and stated that Creekside at Mainland LLC has purchased an additional- property at Seven Mainland Road. He stated that the newly proposed apartment building previously discussed has been reorientated to now front onto Mainland Road. Street trees have been added, Mr. Strahorn displayed the new elevations, noted that nine properties are on the Kapusta property and stated that most of the review letter items are will comply or will be clarified. Mr.

Strahorn listed the waivers the applicant is seeking including 9'x18' parking spaces for the restaurant, 4' sidewalks, omitting curbing along Mainland Road, and fee in lieu of replacement trees.

Mr. McHugh asked the applicant if he could push the new parking area back from the road and add a landscaped island, landscaping, or walkway to shield and maintain the village character.

Mr. Bowe asked if the house at Seven Mainland Road will be demolished., which it will.

Mr. Kennedy inquired about tire stops being installed at parking spaces without curbing.

Mr. Bowe asked if curbing along Mainland Road would help with the runoff from Mainland Road.

Ms. Koza noted that curbing is a safety aspect of sidewalks and if the township is asking that curbing be installed at other properties being considered for development on Mainland Road then the request should be consistent.

Mr. Bonenberger inquired about a deferral on the curbing, feeling that curbing one property is a distraction especially in front of the historic restaurant.

Mr. Kennedy stated that he would be agreeable to a deferral if the connectivity is in township vision for the future of Mainland Village.

Mr. McHugh stated that curbing east and west makes sense; he does not like the idea of deferral.

Mr. Strahorn stated that, curbing does not fit the village area and he proposed a compromise of highlighting the entrances. Mr. Bowe rebutted stating that this development is changing the village feel, so other changes need to start somewhere and now is the time.

Mr. Evarts asked the applicant what is preventing them from installing the curbing.

Ms. Koza again stated that consistency is important.

Mr. McHugh also requested that additional landscape be added near the proposed wall at units 1/2 and the 8 space parking lot.

Mr. McHugh addressed the letter sent to the Planning Commission from the Residents of Mainland. It was noted that the barn mentioned in the letter is truly just a shed and is not historic, the 45 proposed apartment are by-right, appropriate signage will be required to direct traffic to Wambold Road away from Mainland Village and there will be no access from this development onto Rt. 63. No further public comment was offered on the subject.

Mr. Bonenberger stated that he will obtain the proper PennDOT permits and install all directional signage necessary.

Mr. McHugh asked for a motion to recommend preliminary/final approval with the comments to be addressed and buffering added to the small parking area. Mr. Kennedy made the motion, and it was seconded by Mr. Landis; Mr. Bowe was opposed. Mr. Kennedy noted that he is opposed to the 4' sidewalk waiver request, partial curbing, and curbing deferral.

**Motion 6 Yes; 1 No**

**931 Harleysville Pike – Preliminary/Final Plan for four lot subdivision on 10.95 acres.**

**Applicant, Zafar & Bushra Inc.**

Present to review the application on behalf of the applicant was Michael Tulio. Two letters were prepared, one from Michele Fountain, P.E. of CKS Engineers, dated 4/22/2022 and one from Stephanie Butler, P.E. of McMahon Associates dated 4/20/2022.

Mr. Tulio addressed the review letters stating that the PennDOT, CKS and McMahon letters are mostly will comply; he also noted that the Fire Marshal has signed off on the plan.

Several waivers were addressed such as road widening, curbing, and sidewalks; driveway radii; tree count; tree replacement; mailboxes and signage. A discussion took place regarding the fee in lieu of replacement trees and the planning commission deferred this waiver to the Board of Supervisors.

Mr. Kennedy made a motion to recommend Preliminary/Final approval with the remaining waivers being addressed; the motion was seconded by Mr. Goodman

**Motion 7 Yes; 0 No**

**Trail System and County Mapping**

The Trails Map Presentation was presented by Jason Emmel, Senior GIS Coordinator from the Montgomery County Planning Commission. Mr. Emmel displayed the mapping system that currently consists of over 60 miles of trails and sidewalks, referred to as “pathways”. The color-coded system shows existing, proposed, and future pathways. The program offers an information tab, zoning map, measurement tool, planning tool, and is mobile friendly. A link will be sent to staff and Planning Commission members for review and comments.

**Sign Ordinance Amendment**

Mike Beuke announced that the sign ordinance amendments are not ready to be discussed this evening. Edits will be made to the draft and an updated version will be distributed and discussed later. A brief discussion regarding signs, content, duration, and size followed. Mr. Beuke will take the commission comments and revise the ordinance accordingly.

**County – Zoning Ordinance Update**

Claire Warner of the Montgomery County Planning Commission stated that she is working on and finalizing the Village Commercial District section and will address the Mixed-Use section next. Mr. Kennedy asked if the Board is okay with the approval being done section by section and not waiting until the entire zoning ordinance is complete before sending on for approval.

There being no further business or comments, Mr. McHugh asked for a motion to adjourn. Mr. Kennedy made a motion; Mr. Goodman seconded. The meeting adjourned at 9:49pm.

The next regular meeting of the Planning Commission is scheduled for 7:30pm on Wednesday, May 25, 2022.

Respectfully submitted,

Patti Reimel  
Administrative Assistant