

Lower Salford
Township Planning
Commission Meeting
April 26, 2023

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, Brad Landis, David Bowe, Joe Harwanko, David Goodman, and Andy Shields. 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. Excused from the meeting was Stephanie Butler, P.E. of Bowman/McMahon Associates, the Township Traffic Engineer's office.

Minutes

The minutes from the March 22, 2023, meeting were reviewed. Mr. Landis made a motion to approve the minutes; Mr. Kennedy seconded the motion. Mr. Harwanko and Mr. Goodman abstained due to being excused from the March meeting.

Motion 5 Yes; 0 No; 2 Abstain

Plan Reviews

110 Christopher Lane/Lot 11 – Conditional Use Application for proposed truck repair shop. Applicant Glick Fire Equipment.

Present to review the application on behalf of the applicant was Stephen Imms, Esq.; joining him were Doug Glick and Tara Zimmerman of Glick Fire Equipment Company Inc., and Ben Barland of Holmes Cunningham LLC. Two review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers, dated 4/24/2023, and one from Claire Warner of the MCPC dated 4/3/2023.

Mr. Imms introduced himself, the applicant, and their engineer. He began by stating that they were present tonight seeking approval for the use. He explained that Glick is in the business of servicing and repairing fire trucks and emergency vehicles; they have a partnership with Pierce Manufacturing, producer of fire trucks.

Mr. Imms gave a brief history of Glick stating that they are currently located in Hatfield but have outgrown that location. He also stated that Glick will not be making any further changes to the building; the existing parking areas and screened trash area will remain unchanged.

Mr. Imms briefly discussed the Class Two Conditional Use and stated that the applicant meets the dimensional requirements; he handed out a Zoning Table Calculation Report confirming the information. Upon stating that the parking available is more than what is required, Mr. Imms turned the floor over to Ben Barland.

Mr. Barland briefly reviewed the parking required by use; he used the 5th edition of the ITE for his calculations and Use 943-Automobile Parts and Service.

Ms. Fountain agreed that Use 943 is the best fit and that there is adequate parking; she requested the specific use be noted on the revised plan.

Mr. Kennedy requested that the edition of the ITE Manual also be noted on the plan.

Mr. Landis asked about the number of vehicles that would commonly be on site.

A discussion regarding parking, truck turning, and truck length followed.

Mr. Glick stated that up to 21 trucks could be stored inside this building whereas at his previous location, he could only accommodate 7.

Mr. Glick stated that the trash will be stored in the existing screened trash area along with a small recycling bin. Cardboard, oil and oil filters are all recycled and scrap metal that is to be recycled will be kept inside of the building.

Mr. McHugh stressed that any trash that cannot be contained within the existing trash area be stored inside the building.

No painting of vehicles will be done on this site.

Mr. McHugh asked for further comments; there being none, he asked for a motion to endorse the Conditional Use application, conditioned upon the Township Engineer verifying the lot and easement area and that all trash that cannot be contained in the dumpster area to be stored inside. The motion was made by Mr. Goodman and seconded by Mr. Shields; Mr. Harwanko abstained.

Motion 6 Yes; 0 No; 1 Abstain

Towamencin Township PADEP Sewage Facilities Planning Module- Component 4A

Mr. Beuke explained that this is the same document the Planning Commission looked at previously for the sale of the Towamencin Sewer Plant. The previous interested party that considered purchasing the plant is no longer interested and a new form is necessary for the new interested party. The Planning Commission members referred to the previous minutes where this issue was discussed. Mr. Kennedy made a motion for the document to be signed by Mr. Beuke; Mr. Shields seconded the motion.

Motion 7 Yes; 0 No

Zoning Ordinance Amendments

Ms. Warner announced that she has no updates for this evening.

Mr. McHugh stated that he would like building height to be added to the discussion list.

There being no public comment, Mr. McHugh asked for a motion to adjourn the meeting. Mr. Bowe made the motion, and it was seconded by Mr. Kennedy. With all members in favor, the meeting adjourned at 8:01pm.

The next regular meeting of the Planning Commission is scheduled for 7:30pm on Wednesday May 24, 2023.

Respectfully submitted,

Patti Reimel
Administrative Assistant