

**Lower Salford Township
Planning Commission Meeting
April 24, 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 Goodman, David Bowe, 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. Member Scott Bamford and Stephanie Butler, P.E. of Bowman, the Township Traffic Engineer's office attended via Zoom. Vice Chair John Kennedy was excused from the meeting.

Minutes

The minutes from the March 27, 2024, meeting were reviewed. Mr. Goodman made a motion to approve the minutes, Mr. Harwanko seconded the motion. Mr. Bowe abstained due to being absent from the March meeting.

Motion 5 yes; 0 No; 1 Abstain

Plan Reviews

196 Main Street

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 4/19/2024, one by Stephanie Butler, P.E. of Bowman dated 4/17/2024, and one by Ms. Warner of the MCPC dated 4/10/2024.

Mr. Mast stated that many of the comments are "will comply." Mr. Mast stated that Retail Building B can be divided into a maximum of 5 retail spaces. Access easements and emergency access were discussed as well as pedestrian access and trails. Mr. Hunsberger does not favor a throughfare through the project. The planning commission agreed that the area shown as a "future driveway extension" on the Land Development Plan should be designated as a trail/pedestrian easement only.

The loading dock area was discussed, including size, restricted delivery times, and noise. The applicant agreed to restrict delivery times and a note will be added to the plan that is recorded. Mr. Mast stated that the loading space is to be designated in front of the dumpster.

The trash enclosure was discussed; Mr. Mast and the applicant will continue to discuss and will provide photos when a choice is made on materials.

Landscape buffering was discussed. Ms. Fountain stated that more calculations should be done before determining final landscape locations. Mr. McHugh would like adequate buffering along Quarry Road.

Mr. Mast will work with Ms. Fountain regarding drainage. Ms. Fountain expressed concern over Building 3 due to the building having basements and the elevation of the adjacent detention basin #2.

Building 4 has both a daylight basement and walk-out basement. It was agreed that this basement space may never be used as bedrooms and no additional kitchen can be added to the space.

Basins and side slopes were discussed including adding a fence or protection to avoid access. Ms. Fountain asked Mr. Mast to check into the slope of the western side of basin #1. Mr. McHugh asked for a rendering of the basin protection/fence for basin #2. Discussing the Bowman letter, Ms. Hurle inquired about the traffic increase; Ms. Butler stated that it is still at acceptable levels, and she agrees with the information provided in the applicants traffic study. Comments do include analyzing the signals as a system which may require modifications to the overall signal operations, and this will be reviewed by PennDOT as well. Mr. Mast will coordinate with Ms. Butler regarding the roadway geometry comment(s). Access to the parcel was discussed, including the necessary PennDOT approval, emergency access paving and bollards, sidewalk connections, and crosswalks. Ms. Fountain will provide the applicant with the desired bollard specifications. Lighting was discussed. Mr. Mast indicated that they plan to use the same bronze fixtures that are installed at Mainland Pointe and there is no plan to light Quarry Road; Ms. Fountain requested entrance lighting. Mr. McHugh feels the lights are too bright at Mainland Pointe and would like the lighting at 196 Main Street de-escalated; Mr. Mast agreed and added that the bank would like to provide their own lighting and he will provide the specs upon receipt. Ms. Fountain will be reviewing the lighting plan. Mr. Bamford stated that he likes the lighted sidewalk in front of Mainland Pointe. Mr. Mast requested that he be able to return next month with waiver requests, and basin and fence information; no engineers' review will be necessary.

Public comment included Alan Duddy of Cheswyck Drive asking about the distance between the entrances on Main Street and how the applicant can be sure the basements of the units do not become bedrooms.

Lori Yamashita of Wexford Circle inquired about the distance between the entrances, traffic, wetlands, drainage, flooding, and impact on animals' habitats.

Mr. Mast announced that he will update the state permit for wetlands and drainage areas as well as the cross pipe; he noted the basins are outside of the wetlands.

Mr. Mast noted that this work will improve the drainage on Quarry Road.

Mr. McHugh stated that the wetlands are regulated by the state and the parcel will have to go through the state application process. Permits will be necessary before any disturbance can occur.

Mr. McHugh reminded Mr. Mast that no bedrooms are allowed in the basement areas of the proposed units, and he is to return next month with information on the basin fence, easement and paving of the emergency access.

County Plan Reviews

Ms. Warner briefly reviewed the edits for the village district. Revisions were sent to Ms. Fountain and Ms. Butler for the May meeting. A brief discussion occurred regarding the frontage occupation calculations. Parking lot setbacks, trails, and sidewalks will be reviewed again after the engineers' review.

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 8:52pm.

The next meeting of the Planning Commission is scheduled for 7:30pm on Wednesday May 22, 2024.

Respectfully submitted,

Patti Reimel
Administrative Assistant