

**Lower Salford  
Township Planning  
Commission Meeting  
August 10, 2022**

Planning Commission Vice Chair John Kennedy 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, Brad Landis, and Andy Shields; Manus McHugh was in attendance via Zoom. 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 McMahon Associates, the Township Traffic Engineer's office, and Claire Warner of the Montgomery County Planning Commission.

**Minutes**

The minutes from the June 22, 2022, meeting were reviewed. Mr. Kennedy noted that a typo in a participant's name would be corrected; Mr. Goodman made a motion to accept the minutes with the correction and Mr. Shields seconded the motion. Mr. Landis abstained due to being excused from the June meeting.

**Motion 6 Yes; 0 No; 1 Abstain**

**Plan Review**

**221 Main Street/Arby's – Conditional Use Application. Applicant is seeking Conditional Use Approval to permit one non-residential building/ restaurant with a drive-through facility. Applicant Mainland Pointe LP.**

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 7/18/2022 and one from Stephanie Butler, P.E. of McMahon Associates dated 8/5/2022.

Mr. Mast presented an overview of the project, pointing out that the proposed Arby's is to be located on the lot between the existing Taco Bell and the proposed Popeyes. The building is proposed to be 2,850 sf and have two drive-through lanes with a by-pass lane. An entrance is proposed on American Way with a right in/right out on Main Street. This plan has been revised from the one last seen by the Planning Commission in that the building has been made smaller and there is now two order positions. The previously approved drive through, that has not been built on the Mainland Pointe site, will be relinquished.

Addressing the CKS letter, Mr. Mast stated that there will not be a separate loading zone and that all loading and unloading will be done in off hours. The trash enclosure is proposed to be located at the end of the drive through lane and trash will be removed in off hours also; the lighting design and landscape plans will be supplied with the land development plans. All other comments are "will comply".

All the comments in the McMahon letter are "will comply".

Mr. Kennedy asked if there were any questions or comments.

Ms. Butler stated that the trip generation information will be provided by the applicant for review as part of the land development submission.

Mr. Kennedy asked for a motion to recommend approval. A motion was made by Mr. Shields and seconded by Mr. Landis. Mr. Kennedy and Mr. Goodman abstained.

**Motion 5 Yes; 0 No; 2 Abstain**

**329 June Drive - Amended Land Development, Preliminary/Final. Applicant is seeking approval to permit one eight unit residential-only apartment building in the (MU) Mixed Use District. Applicant Mainland Pointe LP.**

Present to review the application on behalf of the applicant was Rick Mast, P.E. of RCMA. Mr. Mast explained that his client is interested in changing the currently permitted 7-unit apartment building to an 8-unit apartment building, no change is proposed for the footprint or the exterior of the building. Mr. Kennedy asked for a motion to recommend approval. Mr. Landis made the motion; Mr. Bowe seconded the motion. Mr. Kennedy abstained.

**Motion 6 Yes; 0 No; 1 Abstain**

**249/245 Morris Road Lot Line Adjustment. Proposal to adjust the lot line between adjacent properties. Applicant Catherine Chew.**

Present to review on behalf of the applicant was Rick Mast, P.E. of RCMA. One review letter was prepared, by Michele Fountain, P.E. of CKS Engineers, dated 7/18/2022. Mr. Mast stated that the application is being made to correct an encroachment. The CKS letter will comply; the water lateral is entirely on the existing lot; the well will not be affected; nothing will be affected by this adjustment. Mr. Mast noted that this is not a flag lot and that the home has frontage on two roads. Ms. Fountain noted that the drainage easement must be removed from the gross lot area. Mr. Kennedy made a motion to recommend approval conditioned upon compliance with the CKS letter dated 7/18/2022. Mr. Landis seconded the motion.

**Motion 7 Yes; 0 No**

**25 Fretz Road/Almac - Preliminary/Final. Applicant is seeking to discuss the expansion to Building 2, parking facilities, walkways, and storm water management on 44-acre parcel. Applicant Almac Group.**

Present on behalf of the applicant was Karl Leitner of Barry Isett and Associates and James Corrigan of Almac. Two review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers, dated 7/28/2022 and one from Stephanie Butler, P.E. of McMahon Associates dated 8/5/2022. Mr. Corrigan explained the 110,000-sf two-story expansion, stating that the proposed use is cold storage, pharmacy, distribution, and office space. These uses are the same as the current uses; the applicant is only looking to expand. No new uses are planned, and no additional work hours will be added. No changes will be made to Building 1.

Mr. Leitner added that the CKS letter is mostly will comply. A discussion followed regarding the 4% handicap parking requirement. Twenty handicap-accessible spaces are provided, but thirty-seven are required. It was suggested by the Zoning Officer to put the additional seventeen spaces in reserve. Ms. Fountain and staff will collaborate with the applicant regarding the handicap and reserve parking concern.

Mr. McHugh inquired about right in/right out access onto Wambold Road, emergency egress, total number of parking spaces, total number of employees, and total number of shifts.

Mr. Kennedy is discouraging allowing truck traffic to make a right turn onto Fretz Road from the main access for safety purposes and to discourage traffic to residential areas.

Mr. Leitner stated that the walking trail on the property would be an inter-campus loop for employee use only. A discussion followed regarding the walking trail, connections, crosswalks, and sight lines. Mr. Leitner confirmed that he will work with Ms. Butler regarding these issues. The applicant will provide the sewer planning module and will establish an escrow with the Sewer Authority.

A discussion occurred regarding the number entrances, entrance restrictions and security; the applicant will also reach out to the Fire Marshal regarding these items.

Addressing the McMahon letter, Ms. Butler has concerns regarding the proposed access overlapping the existing access on the adjacent parcel; The applicant and Ms. Butler will meet to resolve the concern.

Mr. Kennedy inquired about a driveway on the edge of the property as it would make for a straight route to the parking lot.

Mr. Corrigan explained the traffic pattern of the current employees.

Ms. Butler stated that she would like to see a secondary access. The applicant will work with Ms. Butler to address these concerns.

Sidewalk along the Fretz Road portion of the frontage was discussed. Mr. Kennedy and Mr. McHugh discussed providing a crossing at the main access to tie into the sidewalk at 59 Fretz Road.

Ms. Warner noted that the county would like the applicant to consider integrating more greenery by adding more trees and parking lot vegetated islands, which would lessen the amount of impervious coverage.

There was a brief discussion on the waiver requests, the planning commission has no objection to the waivers, but won't [consider a](#) vote on them until they [y applicant returns with see-a new depiction of the](#) revised plans.

Mr. Leitner gave a brief rundown of the items to be addressed upon the applicants return.

Mr. Kennedy congratulated the applicant for being on the right path.

Resident Mike McGalliard recognized the township for doing a good job with managing traffic on Wambold Road.

**130 Christopher Lane – Preliminary/Final. Applicant is seeking approval for one 22,000sf building on 5.3 acres in the Industrial District. Applicant Hagey Road, LLC/Neil Derstine.**

Susan Rice, P.E. of STA Engineering, Inc. was present on behalf of the applicant Hagey Road, LLC. Ms. Rice explained that this property recently sold; the new owner is a mechanical, water and sewer contractor. The building is planned for office and warehouse, no manufacturing. The building will be the same size as proposed by the previous parcel owner, Brian Derbyshire. The plan is to connect to public sewer, still with the same planned two EDUs. The waivers being requested are the same as was requested by Derbyshire Marine Products. New garage bay doors and a building access door may need to be installed and some parking may be removed as it is not needed.

Addressing the CKS letter, the architectural plan will be submitted when complete. The applicant is proposing a steel building with no outdoor storage and will be seeking an easement for the sidewalk. No excessive truck traffic is expected; deliveries usually occur once or twice a week. The applicant will comply with the MCPC letter regarding landscaping.

Mr. Kennedy noted that the waivers are still acceptable from the earlier submission.

Mr. Beuke mentioned that the previous plan was never before the Board of Supervisor; however, the Planning Commission did see the application a few times.

There being no further comments, Mr. Kennedy made a motion to recommend approval of the plan including all waivers, subject to compliance with the CKS, McMahon and MCPC review letters. Mr. Landis seconded the motion

**Motion 7 Yes; 0 No**

### **Proposed Ordinance Amendments**

#### **355 Maple Avenue Text Amendment. Proposal to amend Chapter 164, Article XIII (AO), Section 164-5 and 164-62.2 (Permitted Uses) in the (AO) Administrative Office District. Applicant VV 355, LLC.**

Present to review the application was Christen G. Pionzio, Esq. of HRMM&L and John Fiore of Velocity Ventures. Ms. Pionzio gave a recap on the current property, discussed uses, revitalization and noted that this is the only property in the AO District. She continued, stating the primary access would be on Harleysville Pike, there will be no outdoor storage, and there will be a 30% floor area limit for assembly & light manufacturing and micro-brewery uses on any one parcel.

Mr. Fiore discussed an interested user who is a government contractor in the aerospace business. He stated that if this user did not lease the space that it would still be this type of user. Regarding the site, Mr. Fiore continued, stating that the intent is to close off the existing Oak Drive access and add additional loading docks that will have a mostly protected view and that no renovations are planned for the original building.

Mr. Shields asked about the Oak Drive delivery access.

Mr. Goodman voiced a concern for the Harleysville Pike traffic with new townhomes be developed in the area.

Mr. Shields noted that cut-through traffic has been a problem in the past on this site.

Mr. Beuke noted that tenants for the AO District may be difficult to find and that the changes are appropriate. Life sciences would be a primary use as well as limited warehouse and assembly; a microbrewery would bring the public to the site and this is a good change.

There are no plans to limit the walking trail on the site and Mr. Kennedy suggested that sidewalk be added on Maple Avenue.

Mr. McHugh agrees that there are no AO users these days; however, the township does not want industrial or warehouse/distribution in this location. He is in favor of the tech, engineering and life sciences uses; Mr. Bowe agreed.

There were no further comments.

Mr. Kennedy made a motion to recommend approval; Mr. Landis seconded the motion.

**Motion 7 Yes; 0 No**

#### **45 Mainland Road Text Amendment. Proposal to amend Chapter 164, Article XIV (I), Section 164-72 (Permitted Uses) to permit a museum in the (I) Industrial District. Applicant Mellen Legacy Property, LLC.**

Present for the review was Christen G. Pionzio, Esq. of HRMM&L, applicant Vince Pupillo of Mellen Legacy Property, LLC, and Rich Kapusta of RKCO. One review letter was received from Michele Fountain, P.E. of CKS Engineers, dated 8/5/2022.

Ms. Pionzio stated that the applicant is interested in a museum use for the property. She explained that she and Mr. Pupillo have met with the Building & Zoning Committee to discuss the use, accessory uses, events, and parking. The parking will be addressed at the Conditional Use hearing.

Mr. Beuke stated that a museum is already permitted in the Industrial District and that this ordinance amendment, like the previously discussed text amendment, is appropriate to allow more flexibility in the district.

It was noted that the proposed museum building is in the Industrial District and the associated home is in the Village Commercial District. The plan is to consolidate the lots but to keep the existing zoning.

Mr. McHugh asked about capacity for the events and parking. He said that requiring the applicant to provide how they will manage the number of parking spaces is acceptable as part of the conditional use process and is a good way to manage the parking issue.

Mr. Shields asked about parking, venue size, and capacity. Mr. Kapusta expects the events to have approximately 200 people and they have enough parking for the events with using 1 space for every 2 people.

The applicant explained the event venue, restoration shop, museum, and potential agreement with the LCBC Church for overflow parking via a valet service.

There being no comments, Mr. Kennedy asked for a motion to recommend approval. Mr. Bowe made the motion; Mr. Goodman seconded the motion.

**Motion 7 Yes; 0 No**

### **Lot Line Adjustments**

#### **308/300 Kinsey Road Lot Line Adjustment. Proposal to adjust the lot line between adjacent properties. Applicants Jonathan & Ashley Stunkard.**

Present to review the application was Scott Camburn of Urwiler & Walter, Inc., and Jonathan Stunkard. One review letter was received from Michele Fountain, P.E. of CKS Engineers, dated 7/21/2022. He stated that all comments are “will comply.”

Ms. Fountain reminded the Planning commission that these lots have been before the Commission previously when a four-lot subdivision was proposed.

After a brief overview of the property and the CKS letter, there were no questions or comments.

Mr. Kennedy made a motion to recommend approval, subject to compliance with the CKS letter of 7/21/2022; Mr. Shields seconded the motion.

**Motion 7 Yes; 0 No**

#### **County – Zoning Ordinance Update**

Claire Warner of the Montgomery County Planning Commission noted that the focus is currently on the updates to the Village Commercial District. Prior to the next meeting, Ms. Warner will resend the edits that she and Mr. Beuke have been working on. The next district to be reviewed is Mixed-Use.

Mr. Kennedy asked if there were any questions or comments.  
Mr. Bowe made a motion to adjourn the meeting; Mr. Shields seconded the motion. The meeting adjourned at 9:27pm.

The next regular meeting of the Planning Commission is scheduled for 7:30pm on Wednesday, September 28, 2022.

Respectfully submitted,

Patti Reimel  
Administrative Assistant