

**Lower Salford Township
Planning Commission Meeting
August 14, 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, Scott Bamford, 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. Member David Bove and Stephanie Butler, P.E. of Bowman, the Township Traffic Engineer, were excused from the meeting.

Minutes

The minutes from the June 26, 2024, meeting were reviewed. Mr. Goodman made a motion to approve the minutes, Mr. Harwanko seconded the motion. Mr. Bamford abstained.

Motion 4 Yes; 0 No; 1 Abstain

Mr. McHugh announced that the first order of business this evening would be to elect a new Vice Chair as Mr. Kennedy has moved out of the Township. Mr. McHugh nominated Ms. Hurle; the nomination was seconded by Mr. Bamford.

Motion 4 Yes; 0 No; 1 Abstain

Mr. McHugh also announced that Mr. Goodman has agreed to be the Township Representative for the Indian Valley Regional Planning Commission.

Plan Reviews

Lederach Cross Road/Shihadeh – Preliminary/Final Subdivision

Present to review the application was Anthony Brunkan, P.E. of Cornerstone Consulting, Inc. Three review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers dated 8/7/2024, one Stephanie Butler, P.E. of Bowman dated 8/7/2024, and one from Claire Warner of the MCPC dated 7/22/2024.

Mr. Brunkan displayed the plan of three twin buildings/6 residential units. He presented a brief update on the road widening, landscaping, and wall and fence size, location and dimensions.

Ms. Hurle asked about pedestrian access.

Mr. Harwanko requested an additional hydrant be installed on the Harleysville Pike side of the project and inquired about the turning radius.

Ms. Fountain suggested that the applicant reach out to North Penn Water Authority regarding the hydrant and made suggestions regarding correcting the turning radius.

Mr. Brunkan displayed the elevations of the homes stating they are proposed to be village-style with front porches.

The applicant informed the Commission that they will be requesting a few waivers including, site distances, 20' drive isle, and elimination of some curbing. In addition, they will request a fee-in-lieu for some street trees.

There was no public comment regarding this application.

Mr. McHugh motioned to recommend approval contingent upon correcting the turning radius and the additional fire hydrant. Mr. Harwanko seconded the motion.

Motion 5 Yes; 0 No

Mar Mar Homes/Hoffman Road – ZHB Application

Michael Malloy Esq. of Obermayer LLP was present to review the application along with representatives of Mar Mar Homes.

The applicant is requesting relief from numerous variances including 30,000sf-44,000sf lots when 80,000sf lots are required.

The applicant stated that they build super luxury homes at a high level with a 1.5-million-dollar base price and that lot size by-right would not be a viable option for them.

Mr. McHugh informed the applicant that this area is not a dedicated growth area in the Township and gave several other reasons why this is not a desirable option for the Township. In addition, Mr. McHugh found no hardship for the applicant.

Mr. McHugh informed the applicant that the Township would not be comfortable endorsing this application.

Mr. Harwanko agreed with Mr. McHugh.

Ms. Hurlle informed the applicant that the Township would have no interest in rezoning this area. Resident Tom Messenger of Hoffman Road inquired about the current owner of record of the property.

Mr. McHugh again stated that the Planning Commission is not in support of this application and suggested that they may want to consider reducing the application to three lots.

After the applicant and their attorney briefly met privately, they announced that they are withdrawing the application.

County Plan Reviews

Ms. Warner acknowledged the comments made by Mr. Goodman and announced that all comments have now been addressed.

After a brief discussion, Ms. Hurlle made a motion to recommend that the Board of Supervisors adopt the ordinance, and the motion was seconded by Mr. Goodman.

Motion 5 Yes; 0 No

There being no additional public comments, Mr. Goodman made a motion to adjourn the meeting; Mr. Harwanko seconded the motion. With all members in favor, the meeting adjourned at 8:23pm.

The next meeting of the Planning Commission is scheduled for 7:30pm on Wednesday, September 25, 2024.

Respectfully submitted,

Patti Reimel
Administrative Assistant