

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
March 6, 2024

Chairman Keith Bergman called the Lower Salford Township Board of Supervisors meeting to order at 7:30 p.m. Supervisors present were Chris Canavan, Kevin Shelly, Dave Scheuren and Kent Krauss. Also, present were Assistant to the Township Manager, Holly Hosterman; Director of Building and Zoning, Mike Beuke; Township Solicitor, Jim Garrity; and Township Engineer, Michele Fountain.

Chairman Bergman led all in the Pledge of Allegiance.

Public Comment

There was no public comment.

Consent Agenda

Supervisor Canavan moved to approve the consent agenda as presented. Supervisor Krauss seconded the motion. The motion passed unanimously.

COMMITTEE REPORTS

Chairman Bergman reminded those present that the schedule of upcoming Township meetings was listed on the bottom of the agenda.

Zoning Hearing Board

Mike Beuke stated that there were no Zoning Hearing Board applications for the month of February.

Park Board

Mrs. Hosterman reported that the next meeting of the Park Board is scheduled for March 26th at 7:00pm. She also noted that the April meeting will be happening at Jacob Reiff Park, 775 Quarry Road.

Fire Chief

Assistant Chief, Jesse Mancini reported that there were 25 calls for service in the month of February. 242 firefighters responded with an average of 9.68 per call. The Fire Company was in service for 9 hours and 3 minutes. Supervisor Canavan asked Chief Ryan Nase if any of the fire fighters have expressed interest in the property tax rebate program that is now being offered through the County. Mr. Nase said that their office is looking into getting the necessary information forms

for the fire fighters to make their requests.

Freedom Valley Medical Rescue – There was no report.

Communications Committee

Supervisor Shelly reported that the Committee reorganized at their February meeting due to the January meeting not having a quorum. He said that the Committee is continuing discussion on finalizing the details of Version 2 of the Quick Reference Guide by updating phone numbers, website information and other contact details. They are also still finalizing details for the New Resident Packet, which is planned to be sent to future new residents once completed.

Recreation Authority

Chairman Bergman reported that the Recreation Authority was on budget for January and that the weather has been very cooperative so far this year.

Unfinished Business

- A) Ordinance 2024-02 – Sign Ordinance Amendment – Consideration to Adopt. Township Solicitor Jim Garrity opened the hearing for the Ordinance Consideration. He asked the Board and the audience if there were any questions. Hearing none, he proceeded to summarize the ordinance’s purpose. He noted that input from the Montgomery County Planning Commission was very agreeable to the “content neutral” approach definition and that it would allow individuals to have non-permanent, personal expression signs on their property. The Ordinance also expands regulations for prohibited signs, exempt signs, and sign permit requirements. Supervisor Canavan made a motion to adopt the ordinance. Supervisor Krauss seconded the motion. Motion was unanimous in approval.

New Business

- A) Resolution No. 2024-06 – Approving An Agreement to Transfer Municipality Golf Course Liquor License GR42 to the Lower Salford Township Recreation Authority. Chairman Bergman noted that the Liquor License for the Lederach Golf Course is currently held by the Township. However, this license needs to be held by the Authority that deals with the Golf Course daily operations, which is the Recreation Authority. This Resolution allows the license to be transferred from the Township to the Recreation Authority. Prior to the vote, Supervisor Canavan asked Mr. Garrity if the Rec Authority were dissolved, or ceased to exist, would the license revert back to the Township? Mr. Garrity said it would and that this requirement is in the original, and still binding,

agreement. Supervisor Canavan made a motion to approve the resolution. Supervisor Scheuren seconded the motion. Motion was unanimously approved.

- B) 196 Main Street Conditional Use Plan – Authorization to Advertise – Supervisor Canavan asked Director of Building & Zoning, Mike Beuke, if he understood correctly that the Planning Commission has not given their recommendation for this project, but will be hearing from the developer again at their March 27th meeting. Mr. Beuke said that was correct. He also said that the developer is not expected to have any plan changes prior to the Planning Commission meeting. He said the Planning Commission was comfortable with the Board authorizing the advertisement of the hearing prior to the March 27th PC meeting.

Supervisor Schueren asked Mr. Beuke if the developer could come back later and propose more dwellings than are already proposed (36). He is concerned that if the developer is unable to find a tenant for any of the retail pads, he may come back to the Township to request a different use. Mr. Beuke said that the developer knows that additional dwelling spaces would not be allowable within the RO Class 3 Conditional Use. Mr. Garrity then said that this issue could be discussed during the actual conditional use hearing, and prohibiting any additional dwellings could be a condition of the approval.

Supervisor Shelly noted that at a previous Planning Commission meeting, it was discussed by the developer that a change to the plan could happen, and if so, approving the advertising for the conditional use hearing at this time would not be in the best interest of the Board. Supervisor Canavan said that he would entertain a motion to approve the advertisement with the caveat that if the Planning Commission does not provide a positive recommendation to the Board of Supervisors after the developer's appearance at their March 27th meeting, that the Board of Supervisors agrees to continue the hearing until such time that the Planning Commission does recommend approval. Mr. Garrity noted that the plan before the Planning Commission and this Board is the only one that is being advertised. If the developer were to change anything on the plan, they would have to start over from the beginning. At this point, Supervisor Canavan asked if there was a time constraint to approving the plan, and Mr. Beuke said the time requirement had already been waived.

Supervisor Shelly noted that he would feel more comfortable waiting to advertise until after the Planning Commission has seen it one more time and all items have been addressed. Mr. Garrity did note that the application is under the control of the applicant and that there is a specific timeframe that is spelled out in the MPC (Municipal Planning Code) requiring a hearing and if

there is not, the application is deemed approved just by the Board not holding a hearing within the required timeframe.

Supervisor Canavan made a motion to advertise the conditional use hearing pending a recommendation by the Planning Commission. Chairman Bergman seconded the motion. Motion carried 4-1, with Supervisor Shelly voting “Nay”.

- C) Request for Fire Police Assistance for Towamencin Community Day on Saturday, May 11, 2024, from 10:00 a.m. to 4:00 p.m. at Fischer’s Park – Supervisor Canavan made a motion to approve the request and Supervisor Scheuren seconded the motion. Motion unanimously approved.

Public Comment

There was no public comment.

Supervisor Canavan said that there was a need for an executive session on a matter of real estate and Mr. Garrity also requested a short executive session for a matter of real estate. Mr. Garrity then moved to adjourn at 7:47 PM.

Respectfully Submitted,

Holly Hosterman
Assistant to the Township Manager