Lower Salford Township Planning Commission Meeting March 27, 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, Scott Bamford, and Julia Hurle; member David Goodman attended via Zoom. 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. Vice Chair John Kennedy, member David Bowe and Stephanie Butler, P.E. of Bowman, the Township Traffic Engineer's office were excused from the meeting.

Minutes

The minutes from the February 28, 2024, meeting were reviewed. Mr. Harwanko made a motion to approve the minutes, Ms. Hurle seconded the motion.

Motion 5 yes; 0 No

County Plan Reviews

Ms. Warner displayed the materials she prepared for the Village District Ordinance Testing.

Mr. McHugh gave a brief explanation of the Village District.

Ms. Warner explained that this is a design test only to ensure that the proposed Village District ordinance will work and that this is not the final draft.

The test explored front yard setbacks, building frontages, building lengths and was designed to show what may be desired and not desired in the Village District. Also discussed were parking requirements, impervious coverage, public space and bonus calculations.

This test also explored density, intensity, building orientation, frontage occupation, and pedestrian connectivity.

Parking access and location, building height, and orientation to the street of higher classification were all discussed.

Planning Commission members asked for clarification of public space, frontage setbacks and some calculations.

Ms. Fountain stated that the current building height maximum is 40’.

Ms. Hurle stated that she does not care for faux facades.

Bette Duddy of Cheswyck asked if the ordinance proposal was part of an ordinance revamp that is conducted every few years and how much these changes differ from the current ordinance.

Mr. McHugh gave a brief description of the Village District and explained that ordinances become outdated over the years and then need to be addressed.

Mr. Beuke displayed the zoning map and pointed out the Village Districts. He explained that the Villages are denser and allow more uses than other districts.

Sean Ferguson of Harleysville Pike had concerns with the scenario regarding driveway accesses.

Rick Mast of Lederach asked for clarification on the recent expansion of the Village District along Main Street.

Mr. McHugh asked Ms. Warner to update the materials regarding streets of higher classification, rear parking and building height and then return to the Planning Commission.

Plan Reviews

196 Main Street

Present to discuss the revised Conditional Use application was Rick Mast, P.E. of RCMA; applicants Bryan Hunsberger and Leo Orloski joined him. One review letter was prepared by Michele Fountain, P.E. of CKS Engineers, dated 3/21/2024 and one from Ms. Warner of the MCPC dated 3/18/2024.

Addressing concerns from the last Planning Commission meeting, Mr. Mast stated that the bank trash collection area has been removed, four parking spaces have been removed to allow for additional landscaping, sidewalk has been added, and architectural elements have been adjusted.

Mr. McHugh explained how the Conditional Use process works and that this is not final; the plan still needs to go through the Land Development process.

Mr. Mast displayed new renderings and addressed all previous comments regarding building materials, facades, decks, and color.

Mr. Mast confirmed the proposed sign will be ground mounted.

Mr. Harwanko would like to discuss emergency access in further detail at the time of Land Development.

Bette Duddy of Cheswyck asked for clarification on the façade of the bank building and voiced her concern over traffic.

Tara Jackson of Fairway Court asked about the status of the Allebach property, widening of Quarry Road, and drainage.

Sean Ferguson of Harleysville Pike commented on traffic.

There being no additional public comment, Mr. Bamford made a motion to adjourn the meeting; Mr. Harwanko seconded the motion. With all members in favor, the meeting adjourned at 8:28pm.

The next meeting of the Planning Commission is scheduled for 7:30pm on Wednesday April 24, 2024.

Respectfully submitted,

Patti Reimel

Administrative Assistant