Lower Salford Township

Planning Commission Meeting

October 23, 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 Julia Hurle, Joe Harwanko, David Goodman, David Bowe, and Scott Bamford. 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 Bowman, the Township Traffic Engineer, and Claire Warner of the Montgomery County Planning. Minutes

The minutes from the September 25, 2024, meeting were reviewed. Mr. Bowe made a motion to approve the minutes, Mr. Bamford seconded the motion.

Motion 6 Yes; 0 No

645 Store Road- 4-lot subdivision & Review of Component 1 Planning Module

Present to review the application was Susan Rice, P.E. of S.T.A. Engineering and applicant Andy Kamaratos. Ms. Rice explained the 4-lot proposed subdivision; one lot has an existing home with an on-lot system. Ms. Rice explained that extensive testing has been done on the parcel, however the proposed lots did not perk.

Ms. Rice was joined via Zoom by Adam Browning of Penns Trail Environmental to discuss the on-lot system options and the Component 1 Planning Module that is included on tonight’s agenda.

A discussion ensued regarding Independent Residential Spray Irrigation Systems (IRSIS) and micro mound systems. Mr. Browning explained the IRSIS, conventional systems, micro mound systems, DEP requirements, and necessary easements.

Mr. McHugh noted that an IRSIS is not desirable and reminded everyone that the Authority does not service the applicant’s area. Mr. McHugh confirmed the location of the proposed micro mound system on the displayed plan.

Addressing the CKS letter, Ms. Rice stated there is a planned easement agreement for the shared common parts of the driveway.

Ms. Butler stated that she is agreeable to the driveway width and it being uncurbed.

Mr. Bamford addressed the adjoining 20-acre parcel that is also owned by the applicant. Mr. Bamford suggested a new roadway be added considering there could be possible future development of this parcel as well.

Mr. McHugh finds 4 houses sharing a driveway to be problematic and he encouraged the applicant to investigate easements for lots one and two.

Waivers were discussed and included investigating the widening of Store Road were necessary. The waiver of sidewalks was discussed; however, the grading must be done for potential future walkways.

Basins and drainage were discussed, and Ms. Butler noted that this area is not on the future trail plan.

Evergreen and street trees were discussed as well as the submittal of the planning module.

There were no public comments.

A motion was made by Ms. Hurle for the planning module to be signed by Mr. McHugh and Mr. Beuke. The motion was seconded by Mr. Bamford. No action was taken on the subdivision plan.

Motion 6 Yes; 0 No

County Plan Reviews

Mr. Beuke explained the staffs’ thoughts on proceeding with the VC District amendments at the same time as proposed Ultimate Right-of-Way amendments. Mr. Beuke will work on this in the coming days.

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 8:34 pm.

The next meeting of the Planning Commission is scheduled for 7:30 pm on Wednesday, December 11, 2024; this will be the joint November/December meeting.

Respectfully submitted,

Patti Reimel

Administrative Assistant