

**Lower Salford Township  
Planning Commission Meeting  
January 22, 2025**

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, Scott Bamford, and Terry Crippen. 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 who attended via Zoom.

**Reorganization**

Mr. Beuke announced that the first order of business this evening would be the election of officers for 2025; he asked for nominations for Planning Commission Chair. Ms. Hurle nominated Mr. McHugh; Mr. Bowe seconded the nomination. The vote for Mr. McHugh was unanimous.

Mr. McHugh asked for nominations for Planning Commission Vice Chair. Mr. Bamford nominated Ms. Hurle; Mr. Goodman seconded the nomination. The vote for Ms. Hurle was unanimous.

Mr. McHugh nominated Mr. Beuke for Planning Commission Secretary; Mr. Bamford seconded the nomination. The vote for Mr. Beuke was unanimous.

**Minutes**

The minutes from the December 11, 2024, meeting were reviewed. Ms. Hurle made a motion to approve the minutes, Mr. Bowe seconded the motion. Mr. Goodman and Mr. Bamford both abstained as they were excused from the December meeting.

Motion 5 Yes; 0 No; 2 Abstain

**645 Store Road – Preliminary /Final 4-lot subdivision**

Present to review the application was Susan Rice, P.E. of S.T.A. Engineering.

Two review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers dated 1/15/2025, one Stephanie Butler, P.E. of Bowman dated 1/16/2025.

Addressing the CKS letter, Ms. Rice informed the Commission that the NPDES process is continuing. More testing will take place on Friday by both the DEP and Health Department. The review letters are mostly “will comply” as the comments are minor in nature.

A discussion took place regarding easements, roadway widening and sidewalk deferment as well as landscape buffering and screening.

Mr. McHugh pointed out Ms. Fountains comments regarding no recommendation for approval until the PADEP approves the planning module for the site.

Mr. McHugh opened a discussion on the requirement of side slopes 4H:1V versus 3H:1V for this application and others.

After a brief discussion, the applicant agreed to have their plans signed and sealed by a landscape architect.

The shared driveway was discussed; the applicant has agreed to an HOA, or similar, for the shared driveway, storm water management basin, site lighting, etc.

The Bowman review letter comments are also “will comply” and the Fire Marshal has found the plan to be acceptable.

Mr. Bamford noted that he prefers the alternative shared driveway that is shown on a plan that was requested to be provided by the applicant. The plan shows one access onto Store Road from the existing driveway; however, he understands that is not the plan before the PC.

Ms. Butler noted that there are no trails or sidewalks on the township plan for this area, so she is not opposed to a deferment of sidewalk. Ms. Rice confirmed the site frontage would be graded to accommodate that future sidewalk.

There being no further questions or comments, Mr. McHugh asked for a motion to recommend approval based on compliance with the review letters. Ms. Hurlle made the motion; Mr. Goodman seconded the motion.

Motion 7 Yes; 0 No

### **130 Christopher Lane – Amended Final Land Development (Industrial Building)**

Present to review the application was Susan Rice, P.E. of S.T.A. Engineering; she was joined by applicant Mike Doyle of Argus Properties.

Three review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers dated 1/16/2025, one from Stephanie Butler, P.E. of Bowman dated 1/16/2025, and one from Claire Warner of the MCPC dated 11/26/2024.

Ms. Rice gave a brief description of the application as a 27,500-sf industrial building with 20 bays. Each unit with an over-head door and a man door; some units may have office space. A driveway is proposed around the entire building, 54 parking spaces are proposed for approximately 50 employees in total. This is proposed to be a one-story building for light industrial use. Storm water management is proposed to remain in the same location as the previously approved plan. Users for this type of space are usually tradesmen such as electricians, flooring and tile installers, and home improvement contractors.

Lease restrictions were discussed such as no one tenant renting the entire building, parking, and outdoor storage. The PC members agreed that a 4-bay maximum per tenant would be acceptable.

Mr. Beuke noted that he must review each user for zoning approval and issue a Use & Occupancy permit prior to tenants occupying the space.

Ms. Hurlle discussed replacement trees.

Mr. Harwanko discussed tenant and delivery truck size and type.

Signage, building façade, and lighting were discussed.

Mr. McHugh instructed the applicant to return to the Planning Commission to address the tenant restrictions, driveway lighting, front façade, and basin.

Mr. Harwanko requested that the applicant also supply a turning template and fire department connection plan.

It was noted that no sprinklers are planned for this building.

Ms. Rice added that she will be discussing the traffic impact fee with Ms. Butler as she feels it is extreme for this type of use.

### **310 Covenant Lane – Preliminary Land Development**

Present to review the application was Susan Rice, P.E. of STA Engineering, Inc; Ms. Rice was joined by applicant Bob McIntyre of Covenant Presbyterian Church. Three review letters were

prepared, one from Michele Fountain, P.E. of CKS Engineers dated 1/17/2025, one from Stephanie Butler, P.E. of Bowman dated 1/26/2025, and one from Claire Warner of the MCPC dated 12/3/2025.

Ms. Rice stated that the reserved parking will be constructed and the NPDES application has been submitted. In addition, Ms. Rice said all review letters and concerns are “will comply.” Discussions were had regarding interior sidewalks, bumper blocks, curbing, planting strips, and parcel topography.

Ms. Butler led a detailed discussion on sidewalks along Route 63, particularly for the area along Sumneytown Pike that is not within the planned land development improvements. This area is more challenging to provide sidewalk now or to grade for future sidewalk since there are no determined roadway improvements along that section. Mike Beuke discussed that deferments do have a cost concern, and the applicant should be aware of that if sidewalk is not installed with this current plan.

Mr. McHugh instructed the applicant to meet with the consultants and staff to finalize the plan and return to the Planning Commission.

### **County Plan Reviews**

Mr. Beuke discussed the Village District and the Board comments, stating that the Board comments are being addressed, and the ordinance will then return to the Planning Commission for one final review. There is no need for the official county review until the changes have been made.

Mr. Bamford inquired about the trees that were removed from the Harleysville Carwash.

There being no additional public comments, Mr. Bowe made a motion to adjourn the meeting; Mr. Harwanko seconded the motion. With all members in favor, the meeting adjourned at 9:25 pm.

The next meeting of the Planning Commission is scheduled for 7:30 pm on Wednesday, February 26, 2025.

Respectfully submitted,

Patti Reimel  
Administrative Assistant