Lower Salford Township

Planning Commission Meeting

February 26, 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; and Claire Warner of the Montgomery County Planning. Stephanie Butler, P.E. of Bowman, the Township Traffic Engineer, attended via Zoom.

Minutes

The minutes of the January 22, 2025, meeting were reviewed. Mr. Goodman made a motion to approve the minutes; Mr. Bowe seconded the motion.

Motion 7 Yes; 0 No

196 Main Street -Final Land Development

Present to discuss the application was Rick Mast, P.E. of RCMA. Three review letters were prepared, one by Michele Fountain, P.E. of CKS Engineers, dated 2/20/2025, one by Stephanie Butler, P.E. of Bowman dated 1/31/2024, and one by Ms. Warner of the MCPC dated 1/15/2024.

Mr. Mast informed the Commission that he has spoken with both Ms. Butler and Ms. Fountain since the last time he appeared.

A discussion took place regarding tree replacement, buffering and shade trees. Mr. Mast noted that the neighbor on Quarry Road removed some dead ash trees along the property line.

Mr. McHugh encouraged the applicant to be considerate of the neighbor and their pool when installing the buffer.

Comments on both review letter are “will comply.”

Buffering and replacement trees will be discussed further with the Board of Supervisors.

There being no further comments, Mr. Goodman made a motion to recommend approval. The motion was seconded by Mr. Crippen.

Motion 7 Yes; 0 No

862 Harleysville Pike -Preliminary/Final Residential Subdivision

Present to discuss the application was Rick Mast, P.E. of RCMA. Three review letters were prepared, one by Michele Fountain, P.E. of CKS Engineers, dated 2/20/2025, one by Stephanie Butler, P.E. of Bowman dated 2/20/2024, and one by Ms. Warner of the MCPC dated 2/14/2024.

Mr. Mast explained that the applicant is a thirty-year resident of the township who seeks to subdivide his lot to build an additional single-family home on the proposed lot using a shared, existing driveway. The applicant is not proposing any new access from Harleysville Pike.

The applicant is asking for a deferral from road improvements since the roadway was improved when the golf course was developed.

A discussion took place regarding sidewalks; Mr. Mast feels sidewalks are not conducive to this area. The discussion continued covering grading and deferral, sidewalk easements, PennDOT permits, sight distances, and shoulder width.

Ms. Hurle informed the applicant that deferring the sidewalk does not make it any easier and that sidewalks are needed. She continued by stating that if we do not require them now, we are losing out on an opportunity.

Ms. Hurle emphasized that the township wants sidewalks; we must start somewhere, and someone needs to be first.

Mr. Goodman agrees on the sidewalks but is not certain this should be the first parcel to be required to install them.

Mr. McHugh stated that, at a minimum, grading should be required now.

Ms. Butler noted that this SR 0113 is a designated bicycle route in the Bike Montco plan.

Sidewalks, trails, extended shoulders, bike lanes, were all discussed.

Ms. Fountain asked if the applicant would be willing to grant a sidewalk easement outside of the right-of-way for future sidewalk.

It was mentioned that the property is connected to public water but continues to have a well for the extensive gardens.

A brief discussion took place on the tree count and the culvert adjacent to the existing home.

There being no further comments, Mr. McHugh instructed the applicant to investigate the possibility of road widening or adding a bike lane or sidewalk easement and then return to the Planning Commission.

County Plan Reviews

Ms. Warner announced the Right-of-way comments will be addressed at the March meeting.

Ms. Butler announced that there is a vacant seat on the Trail and Sidewalk Committee. Mr. Harwanko is already a member but one more member is needed from the Planning Commission. Mr. McHugh encouraged anyone who is interested to email him. Mr. Bamford stated that he is interested.

Mr. Goodman gave an update from the Regional Planning Commission, informing the Commission that Eric Jarrell would be presenting the 10-year update to the Planning Commission in either August or September.

There being no additional public comments, Ms. Hurle made a motion to adjourn the meeting; Mr. Bamford seconded the motion. With all members in favor, the meeting adjourned at 8:11 pm.

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

Respectfully submitted,

Patti Reimel

Administrative Assistant