Lower Salford Township

Planning Commission Meeting

March 26, 2025

Planning Commission Chair Manus McHugh called to order the Lower Salford Township Planning Commission meeting at 7:31pm. 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; and Claire Warner of the Montgomery County Planning. Stephanie Butler, P.E. of Bowman, the Township Traffic Engineer, attended via Zoom. Member Terry Crippen was excused from the meeting.

Minutes

The minutes of the February 26, 2025, meeting were reviewed. Mr. Bowe made a motion to approve the minutes; Mr. Goodman seconded the motion.

Motion 6 Yes; 0 No

310 Covenant Lane – Preliminary Land Development

Present to review the application was Susan Rice, P.E. of STA Engineering, Inc. Three review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers dated 3/3/2025, one from Stephanie Butler, P.E. of Bowman dated 3/18/2025, and one from Claire Warner of the MCPC dated 2/20/2025.

Ms. Rice clarified the fire hydrant and water main concerns and noted the CKS letter is “will comply” and agreed to the landscape requests.

Mr. McHugh confirmed the deferring of the sidewalk; however, the grading must be done during land development, and then the sidewalk must be installed upon the request of the township.

In error the application was missing the waiver request for Preliminary as Final Approval; Ms. Rice will provide the revised waiver request letter prior to the Board meeting.

There being no further comments, Ms. Hurle made a motion to recommend preliminary as final approval, and the motion was seconded by Mr. Bamford.

Motion 6 Yes; 0 No

841 Main Street – Amended Final Land Development

Present to review the application was Susan Rice, P.E. of STA Engineering, Inc. Three review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers dated 3/21/2025, one from Stephanie Butler, P.E. of Bowman dated 3/18/2025, and one from Claire Warner of the MCPC dated 3/10/2025.

Ms. Rice presented the revised plan to replace the 2,400-s.f. office building with two, two-family dwellings. The application is now all residential: one existing single-family detached dwelling and five, two-family dwellings. There is no change to the stormwater management plan and no new waivers are required; a slight change is proposed for parking and grading.

A brief discussion took place regarding the landscaping and proposed wall.

Mr. McHugh requested the new buffer wall be a minimum of 3’ in height.

Mr. McHugh reminded the Commission that the plan was previously approved by the Board but is now revised to now be only residential.

There being no further comments, Ms. Hurle made a motion to recommend approval; Mr. Bamford seconded the motion.

Motion 6 Yes; 0 No

130 Christopher Lane – Amended Final Land Development

Present to review the application was Susan Rice, P.E. of S.T.A. Engineering; she was joined by Eric Wert, Esquire of Dischell Bartle Dooley, counsel for the applicant.

Three review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers dated 3/6/2025, one from Stephanie Butler, P.E. of Bowman dated 3/18/2025, and one from Claire Warner of the MCPC dated 3/5/2025.

Ms. Rice stated that the review letters were mostly cleanup, a few waivers need to be discussed, and the fire marshal is agreeable to the plan. She also provided a rendering of the building.

Mr. Wert informed the Commission that he has spoken with the solicitor, and he discussed the number of units per tenant, truck size, signage, and traffic circulation.

Ms. Rice confirmed that a fire truck would be able to successfully circulate the building.

Mr. McHugh informed the applicant that he still has concerns with the number of units per tenant and the uses.

The applicant is not in favor of limiting the number of units per tenant.

Mr. McHugh questioned the lack of windows in the façade of the building.

Ms. Hurle suggested much more landscaping, including evergreens, shrubbery and street trees if no windows are on the street side of the building; she did not care for the appearance of large blank wall.

McHugh agreed with Ms. Hurle and requested changing the façade of the building or installing more landscaping.

The applicant does not want windows for security reasons and the builder does not install faux windows in their buildings.

Ms. Rice discussed the requested waivers regarding sidewalk on the interior and curbing in the rear of the building. She also informed the Commission that 70% of the trees are being preserved and discussed a fee in lieu of tree replacement; Ms. Fountain will review the tree calculations when they are submitted with the revised plans.

Ms. Rice said there is a slight modification to the basin.

Ms. Fountain requested a note on the plan regarding no parking at the rear of the building.

Mr. McHugh instructed the applicant to resolve the landscape or façade issues and return with a landscape plan.

440-450 Hoffman Road – Preliminary Residential Subdivision and Lot Line Adjustment.

Present to review the application was Rick Mast, P.E. of RCMA; he was joined by applicants Dan and Holly Ennis.

The applicant would like to keep the existing home on one lot and create two additional lots. Public water and sewer are available.

Mr. Mast noted that road improvements were made at the time the golf course was built, and he sees no need for additional improvements.

Lighting, lampposts, and photocell lights were discussed.

 Mr. Bamford would like to see continuity with the golf course when it comes to lighting. He would like the sidewalks installed to make the area more walkable and eliminate sidewalks to nowhere.

The discussion continued to include the driveway, street trees, buffers, culvert, mailboxes, address postings, and auto versus manual lampposts. Mr. Mast stated that the existing vegetation along the roadway would be maintained except for the proposed access location. The members also discussed planting additional trees in the area that was more recently cleared/cleaned up to add buffer.

Ms. Hurle agrees with Mr. Bamford and would like to see the sidewalk installed.

Mr. McHugh stated that most of the members want to see the sidewalk installed; therefore, he instructed the applicant to return with a plan for the sidewalk and trees. Ms. Butler asked if the members would allow a meandering sidewalk placed around the existing utility pole line to avoid any pole relocations. The members were agreeable to that as well as a potential bituminous material sidewalk option.

Mr. Beuke gave a brief update on the Village District amendments.

Mr. McHugh requested that the Village District be the first item on the April agenda and hopes to see the amendments finalized by the May meeting.

There being no additional public comments, Mr. Goodman made a motion to adjourn the meeting; Mr. Bamford seconded the motion. With all members in favor, the meeting adjourned at 8:52 pm.

The next meeting of the Planning Commission is scheduled for 7:30 pm on Wednesday, April 23, 2025.

Respectfully submitted,

Patti Reimel

Administrative Assistant