

**Lower Salford Township
Planning Commission Meeting
June 24, 2026**

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 Vice Chair Julia Hurle, David Bowe, Scott Bamford, and Terry Crippen. Also in attendance was Mike Beuke, Director of Building & Zoning and Claire Warner of the Montgomery County Planning Commission. Excused from the meeting was Stephanie Butler, P.E. of Bowman, the Township Traffic Engineer, and member Joe Harwanko. Member David Goodman and Township Engineer Michele Fountain, P.E. of ARRO Consulting Inc. attended via Zoom,

Minutes

The minutes from the May 27, 2026, meeting were reviewed. Mr. Crippen made a motion to approve the minutes; Mr. Bamford seconded the motion. Ms. Hurle abstained due to being excused from the May meeting.

Motion 5 Yes; 0 No; 1 Abstain

379 Main Street – Subdivision and Police Impound Garage

Mr. Beuke explained that the subdivision was previously discussed and recommended for approval by the Board. He pointed out the addition of the Police Impound Garage noting that the required parking will still be met.

No questions were asked, a motion was made by Mr. Bamford to recommend approval, and the motion was seconded by Mr. Bowe.

Motion 6 Yes; 0 No

Data Centers Zoning Ordinance Amendment – Discussion

Mr. Beuke briefly explained the Ordinance Amendment and introduced Andy Freimuth, Esq., the township solicitor.

Mr. Freimuth explained that there is no current ordinance on Data Centers. He reviewed the proposed ordinance, explaining that future amendments to this ordinance will be necessary. The discussion included Conditional Use Approval, utilities, landscaping, sound buffering, minimum tract size, impervious coverage, setbacks, primary power sources, back-up power sources, and renewable power sources.

Mr. McHugh stated that it would be prudent to move forward and amend, as necessary.

Ms. Hurle briefly discussed financial security.

Mr. Bamford inquired about the Industrial District and public utilities.

Mr. Bowe suggested a five-acre minimum and the Commission agreed.

Mr. Bamford made a motion to recommend approval, and Mr. Crippen seconded the motion.

Motion 6 Yes; 0 No

LPOD Zoning Ordinance Amendment & Zoning Map Amendment

Present to discuss the proposed changes was Kellie McGowan, Esquire of Obermayer and John Rathfon of Foxlane Homes.

Ms. McGowan briefly reviewed the updates made since the last meeting, acknowledging the township engineer still needs to review the proposed changes.

After a brief discussion, a motion was made by Mr. Bowe and seconded by Mr. Bamford to recommend to the Board that a motion be made to advertise.

Motion 6 Yes; 0 No

645/667 Bergey's Mill Road – Lot Line Adjustment

Present to review the application was Cynthia Smith, P.E. of Horizon Engineering Associates, LLC.

One review letter was prepared by Michele Fountain, P.E. of ARRO Consulting, Inc., dated 6/17/2026.

Ms. Smith stated that the review letter is mostly “will comply” and noted that the well noted in the review is strictly decorative. In addition, the applicant will be seeking a waiver for the sidewalk and street trees. Also discussed was the existing driveway and an easement to allow access to the barn.

There being no public comments, a motion was made by Ms. Hurle to recommend approval, and the motion was seconded by Mr. Bowe.

Motion 6 Yes; 0 No

County Reviews

Ms. Warner has no current items to discuss.

There being no additional comments, a motion was made by Mr. Bamford to adjourn the meeting; the motion was seconded by Mr. Crippen. With all members in favor, the meeting was adjourned at 8:07pm.

Respectfully submitted,

Patti Reimel
Administrative Assistant