Lower Salford Township

Planning Commission Meeting

April 23, 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 March 26, 2025, meeting were reviewed. Mr. Goodman requested a minor edit be made regarding additional review of the sidewalks at 440-450 Hoffman Road. Pending the modification, Ms. Hurle made the motion to approve the minutes. The motion was seconded by Mr. Bamford.

Motion 7 Yes; 0 No

Village Commercial Zoning District Amendments

Mr. Beuke presented a brief overview of the proposed amendments and the review process. Mr. Beuke explained the public review process, the need to advertise, and the adoption by the Board of Supervisors.

There being no questions or public comment, Mr. Bamford made a motion to recommend approval; the motion was seconded by Mr. Bowe.

Motion 7 Yes; 0 No

Road Classification and Ultimate Rights-of-Way Widths Amendment

Mr. Beuke presented a brief overview and explained the purpose is to make the roadways more village-like by reducing the right-of-way through the villages. He stated that the process would be the same as the VC Zoning District Amendment process regarding advertising and adoption.

Mr. McHugh clarified that the road classifications would not be changing, only certain Ultimate Right of Way widths, and that this process would allow us to maintain the village character since some buildings are remarkably close to the road.

There being no questions or public comment, Mr. Bowe made a motion to recommend approval; the motion was seconded by Mr. David Goodman.

Motion 7 Yes; 0 No

17 Mainland Road/Creekside at Mainland - Amended Final Land Development Plan

Present to review the application was Justin Strahorn and Bill Bonenberger of WB Homes, Inc.

Three review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers dated 4/15/2025, one from Stephanie Butler, P.E. of Bowman dated 4/14/2025, and one from Claire Warner of the MCPC dated 3/19/2025.

Mr. Strahorn stated that the existing apartments are fully occupied, and this application is an amendment to the previously approved plan. This includes converting the Inn and adding 5 new apartments; one apartment is already existing and building one new two-story, eight-unit apartment building behind the Inn for a total of 14 units.

Mr. Strahorn stated that the existing parking is adequate, no new storm water management is needed, the façade of the Inn will not be altered, and the review letters are “will comply.”

Mr. Bonenberger stated that although he would like to see a restaurant occupy the Inn, three restaurants have failed, and he is unable to find another interested tenant due to the restaurant being located on a road without a lot of vehicle traffic. The patio will remain as a shared tenant space.

Bette Duddy of Cheswyck agreed that bypassing Mainland Road ruined the patronizing of the Inn and finds that Mainland Road is now getting too congested.

There being no further comments, Mr. Bamford made a motion to recommend approval, and the motion was seconded by Mr. Crippen.

Motion 7 Yes; 0 No

0 Hoffman Road/Sunflower Estates- Sketch Plan (Residential Subdivision)

Present to review the plan was the applicant’s representative, Vincent Fioravanti, P.E.

Two review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers dated 4/16/2025, and one from Claire Warner of the MCPC dated 3/19/2025.

Mr. Fioravanti stated this is a by-right plan, adjacent to the golf course, consisting of 3 lots with a common driveway, public water, and public sewer. The CKS letter is “will comply.” The applicant is proposing large custom homes; two homes will have a footprint of 5500sf and lot two will have a footprint of 3700sf.

The homes are proposed to have a front-yard setback off of Hoffman Road and the intent is to face them towards the shared driveway.

Mr. McHugh informed the applicant that details will be needed for the shared driveway and the layout should complement the golf course community.

Also discussed was the existing sidewalk, HOA, street trees, berm, disclosure agreements, and lighting.

10 Schoolhouse Road – Preliminary/Final Land Development (Non-Residential)

Present to review the application was Susan Rice, P.E. of STA Engineering, Inc.; she was joined by applicant Jim Hawkins of SBE Realty, LP.

Three review letters were prepared, one from Michele Fountain, P.E. of CKS Engineers dated 4/14/2025, one from Stephanie Butler, P.E. of Bowman dated 4/16/2025, and one from Claire Warner of the MCPC dated 3/20/2025.

The application is for a proposed 30,000sf office building on the northeast corner of the property at the southwest intersection of Wambold & Schoolhouse Roads. The office is proposed to move all of the office area out of each of the existing buildings and to put it in its own building. The existing buildings will then be used as warehouse only.

Ms. Rice informed the Commission that the CKS letter is mostly “will comply.”

A discussion took place regarding the dumpster, water, sewer, sidewalk, curbing, and wheel stops.

In response to the CKS review regarding road widening, Ms. Rice stated she does not find it necessary as Schoolhouse Road has recently been widened and improved.

Ms. Butler said she does not see any advantage to installing curbing on Wambold Road and that a trip generation will be necessary to determine if a traffic study is required per the SALDO. This will also determine if any other roadway improvements would be deemed necessary.

A discussion ensued regarding trails, sidewalks, trees, and easements.

Mr. McHugh instructed the applicant to work up a trail and sidewalk design and agreed that road widening will probably not be necessary.

A discussion took place regarding the parking lot, travel lanes, and neighboring driveways. The island will be reconfigured and presented on the next set of plans.

Ms. Hurle commented on the large amount of blacktop; Mr. Goodman, Mr. Bamford, and Mr. Harwanko did not find it to be problematic.

Ms. Rice will return with the trip generation and a plan for a meandering trail that does not disturb the existing trees. It was noted that a pedestrian connection to the Schoolhouse/Wambold intersection from the office may be requested pending review of the modified path layout.

480 Groffs Mill Road/Salford Mennonite Church – Conditional Use Application

480 Groffs Mill Road/Salford Mennonite Church – Waiver of Land Development

Present to review the application were applicant representatives John P. McShea, Esquire of Eastburn and Gray, Rick Mast, P.E. of RCMA, and church administrator Tori Jones Long.

Three review letters were prepared, two from Michele Fountain, P.E. of CKS Engineers dated 4/15/2025; one letter addressed the Conditional Use application and the other addressed the Request for Waiver of Land Development. One letter from Claire Warner of the MCPC dated 4/2/2025 addressed the Conditional Use application.

The two applications were discussed simultaneously.

Mr. McShea presented a brief background about the 300-year-old church, stating they are looking to build an outdoor pavilion for church services and functions. The pavilion is allowed by Conditional Use as an accessory use structure. This waiver request follows a large church expansion that was approved in 2005.

Mr. Mast said the proposal also includes within the pavilion, a warming kitchen, storage, and restrooms. The pavilion would be tied into the existing church sanitary sewer lateral and well.

Addressing the CKS letter, it was noted that there would be dawn to dusk use only, no additional parking lot lighting is proposed, minimal amplification of sound would be necessary for ADA and the elderly, and the use would be for approximately 100 congregants.

Ms. Long added that the church currently uses the outdoor space for events, however, they have accessibility issues. The kitchen will not include a stove; it will be for warming only and include a refrigerator. No sales of food will occur. The use will be for private church activities and outdoor church services. The pavilion is proposed to be 104’x47’ and has an existing nearby driveway that can accommodate a firetruck.

Addressing the CKS review letter for the waiver of land development, Mr. Mast suggested that no additional trees should be required due to the existing street trees and the wooded area of the property. Items also discussed included lack of public water, handicapped parking, restriping of the parking lot, property line buffers and screening, and removal of a portion of the old driveway.

Mr. Mast stated he still needs to reach out to the Sewer Authority.

Ms. Warner voiced a concern about the possible depletion of the existing well and suggested the installation of a rain garden or similar, to recapture rainwater.

Mr. Mast reiterated that this project has minimal impact, especially following the 2005 project.

Mr. Beuke explained the necessity of the waiver request and briefly talked about a waiver of land development versus land development.

There being no further comments David Goodman made a motion to recommend approval for the waiver of land development; the motion was seconded by Mr. Harwanko.

Motion 7 Yes; 0 No

A motion was made by David Bowe and seconded by Terry Crippen to recommend approval for the Conditional Use.

Motion 7 Yes; 0 No

Ms. Warner had no additional comments from the MCPC.

There being no additional public comments, Mr. Bamford made a motion to adjourn the meeting; Mr. Harwanko seconded the motion. With all members in favor, the meeting adjourned at 9:05 pm.

The next meeting of the Planning Commission is scheduled for 7:30 pm on Wednesday, May 28, 2025.

Respectfully submitted,

Patti Reimel

Administrative Assistant