Lower Salford Township

Planning Commission Meeting

June 25, 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 Bowe, 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. Members David Goodman and Scott Bamford were excused from the meeting.

Minutes

The minutes of the May 28, 2025, meeting were reviewed. Ms. Hurle made the motion to approve the minutes. The motion was seconded by Mr. Crippen. Mr. McHugh abstained as he was excused from the last meeting.

Motion 4 Yes; 0 No; 1 Abstain

Open Space Map Amendment

Mr. McHugh gave a brief overview of the map displayed and asked the members for comments. Both Mr. Bowe and Ms. Hurle commented positively.

Mr. Beuke explained that a map amendment would be necessary.

Mr. Bowe made a motion to recommend approval; the motion was seconded by Mr. Crippen.

Motion 5 Yes; 0 No

417 Main Street (Isabelle’s Kitchen) Request for Waiver of Land Development (WLD)

Present to discuss the application via Zoom was Rick Mast, P.E. of RCMA; he was joined in person by applicant Vince Pupillo. One review letter was prepared by Michele Fountain, P.E. of CKS Engineers, dated 6/13/2025.

Mr. Mast provided a brief overview of previous expansions to the building. This application is for a new boiler room as the old boiler is old and outdated and needs to be replaced; this requires a larger space. There will be no increase in impervious coverage and the sidewalk access will be reconfigured.

Addressing the CKS letter, Mr. Mast discussed conditional use approval, easement configuration, landscape, and improvements. He stated there will be no additional employees with this expansion and no additional outdoor lighting.

Mr. Pupillo addressed the CKS comment regarding deferred improvements from the 2024 WLD, stating that those improvements have been completed.

Mr. McHugh questioned the deferral of sidewalks, stating we need to get sidewalks installed when we can and he would prefer not to allow deferrals.

Ms. Hurle questioned the number of small projects this property has already done and the related waiver requests; she feels it is best to look at the big picture to avoid numerous small projects with waivers; Mr. McHugh agreed.

Mr. Mast stated that the other items on the CKS letter are “will comply.”

Mr. McHugh led a brief discussion on the endorsement of WLD.

Mr. Beuke briefly reviewed the land development waiver process and reminded the Commission that this is also an agenda item for discussion later in this meeting.

Mr. McHugh asked for a motion to support the WLD contingent upon the Board of Supervisors requiring the installation of the sidewalk and addressing the CKS letter. Ms. Hurle made the motion Mr. Harwanko seconded.

Motion 5 Yes; 0 No

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

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 6/12/2025, one from Stephanie Butler, P.E. of Bowman dated 6/19/2025, and one from Claire Warner of the MCPC dated 6/9/2025.

Ms. Rice gave a brief overview of the application and addressed her revised waiver and deferral requests dated 6/24/2025.

The applicant feels curbing is not necessary; Ms. Butler supports this request as Wambold Road is a state road with a consistent cross section throughout this area. It is noted that this configuration is consistent with other locations with path adjacent to Wambold Road. A brief discussion ensued regarding connection of the sidewalk along Schoolhouse Road to the trail along Wambold Road, grading, meandering the trail, tree replacement, and the need for a sidewalk easement for that portion of the future sidewalk outside of the right-of-way.

Ms. Warner suggested connecting the building to the trail via a sidewalk; a discussion followed regarding crosswalks.

Ms. Fountain informed the applicant that she needs to review the new proposed sidewalk plan that was delivered to the Township today to confirm that no grading will need to be done with this development for the future sidewalk and if the sidewalk is deferred, an easement must be provided now.

Mr. McHugh instructed the applicant to get the easement now in order to defer the sidewalk and confirm the 8’ trail ties into the ramps per ADA requirements. With agreement with these items, a motion was made by Mr. Crippen and seconded by Mr. Bowe to recommend approval.

Motion 5 Yes; 0 No

Small Project Threshold Discussion

Mr. Beuke addressed his memo dated 6/23/2025 that he distributed to the Planning Commission regarding land development procedures. He discussed the proposed two new categories, Minor Land Development and Land Development Exemption. He explained that compliance with the code and grading and/or building permits would still be necessary.

Ms. Hurle asked about public comments and the effect on neighbors for the projects that are minor or exempt, she expressed her concern that 5000sf is too much, and she does not want street trees or sidewalks to be exempt from these smaller projects,

Mr. McHugh wants more information on the specific criteria, he feels “small” is a relative term, and he asked for clarification on square footage and footprint. He also said we need to have a transparent, public process.

A discussion followed regarding how a minor land development would be an abbreviated, less costly process that would have less requirements.

Ms. Fountain asked if a project could be exempt if there would be a change of use.

It was discussed that the Minor Land Development square footage be reduced to 2500sf with all previous project for the last 10 years be added together before consideration.

Ms. Warner discussed other restrictions that are imposed by other municipalities.

Ms. Fountain suggested the proposed stormwater management changes and these changes be discussed together.

It was decided that Mr. Beuke would produce a second iteration of the memo, changing the square footages for exemptions to less than 1000sf and the minor land development criteria to 1000-2500sf. The discussion will resume at the next meeting.

Mr. McHugh reminded everyone that the next meeting of the Planning Commission will be on Wednesday, August 13, 2025.

There being no public comment, a motion was made by Mr. Bowe to adjourn the meeting; the motion was seconded by Mr. Harwanko. With all members in favor, the meeting was adjourned at 8:42pm.

Respectfully submitted,

Patti Reimel

Administrative Assistant