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**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 17, 2024

Amy B. Shafer, Secretary/Treasurer
Upper Salford Township
P.O. Box 100
Salfordville, PA 18958

Re: MCPC #24-0171-001
Plan Name: Salford Hills Elementary School
(5,116 sq. ft. institutional on 1 lot comprising 13.03 acres)
Situate: Barndt Road and Old Sumneytown Pike
Upper Salford Township

Dear Ms. Shafer:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 1, 2024. We forward this letter as a report of our review.

## BACKGROUND

Souderton Area School District is proposing to construct a 5,116 square-foot addition to the rear of Salford Hills Elementary School. Other proposed improvements include a 10 ft. by 20 ft. storage shed, 10 additional parking spaces, and minor asphalt improvements to improve vehicular circulation and drop-offs. The property is located in the IN Institutional zoning district, which permits schools as a Class III use. The applicant is requesting a waiver to allow for minor land development review.

## COMPREHENSIVE PLAN COMPLIANCE

The proposed plan is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision.* The site is located in the future land use map's rural resource area. We recommend that its institutional use maintain a low intensity in accordance with *Montco 2040* (p. 88).

The proposed plan is generally consistent with the Indian Valley Regional Comprehensive Plan. The site lies in the Institutional Land Use category, which permits the use of the land for primary schools.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Upper Salford Township may wish to consider prior to plan approval. Our comments are as follows:

## REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOMPENT

A. Minor Land Development Plan Classification. The applicant is requesting a Minor Plan Classification for this review. The proposal meets all but one requirement in the Subdivision and Land Development Ordinance for this classification, as the addition is slightly more than the maximum size outlined of 5,000 gross square feet (§22-505.4). We do not have any objection to the Minor Plan classification of this proposal. It appears that the proposal will require a waiver of this requirement.
B. Landscaping. There are several non-native plant species proposed around the ten new parking spaces. The applicant is proposing to plant 8 Ligustrum x iboluim 'Variegatum', a hybrid privet. Various species of privet are on Upper Salford's invasive tree species list. In addition, multiple species of privet are on the state's noxious plant list: https://www.pa.gov/en/agencies/pda/plants-land-water/plant-industry/noxious-weeds-and-controlled-plants/controlled-plant-noxious-weed-lists.html. We recommend that the applicant find a native alternative, rather than introduce a non-native species, as endorsed in *Montco 2040* (p. 44). Furthermore, the choice of forsythia may not be appropriate, as it is not native and loses its leaves in the winter. The Doghobble (drooping leucothoe) likes moist soils, does not tolerate drought well, and is not well-suited for the hot, dry area around the parking area. It would be preferable to plant a few native shade trees and shrubs to provide seasonal interest, while also providing shade during the warmer weather months.
C. Sewage Treatment Plan. We do not see a sewage facilities plan as part of this submission. Per the Zoning Ordinance for IN Institutional Districts, "the applicant shall provide a certification that the existing sewage treatment facilities are in proper operation and that they are sufficient to meet the sewage treatment needs of the proposed use" (§27-1105.E).

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Salford Township's planning objectives for institutional development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the

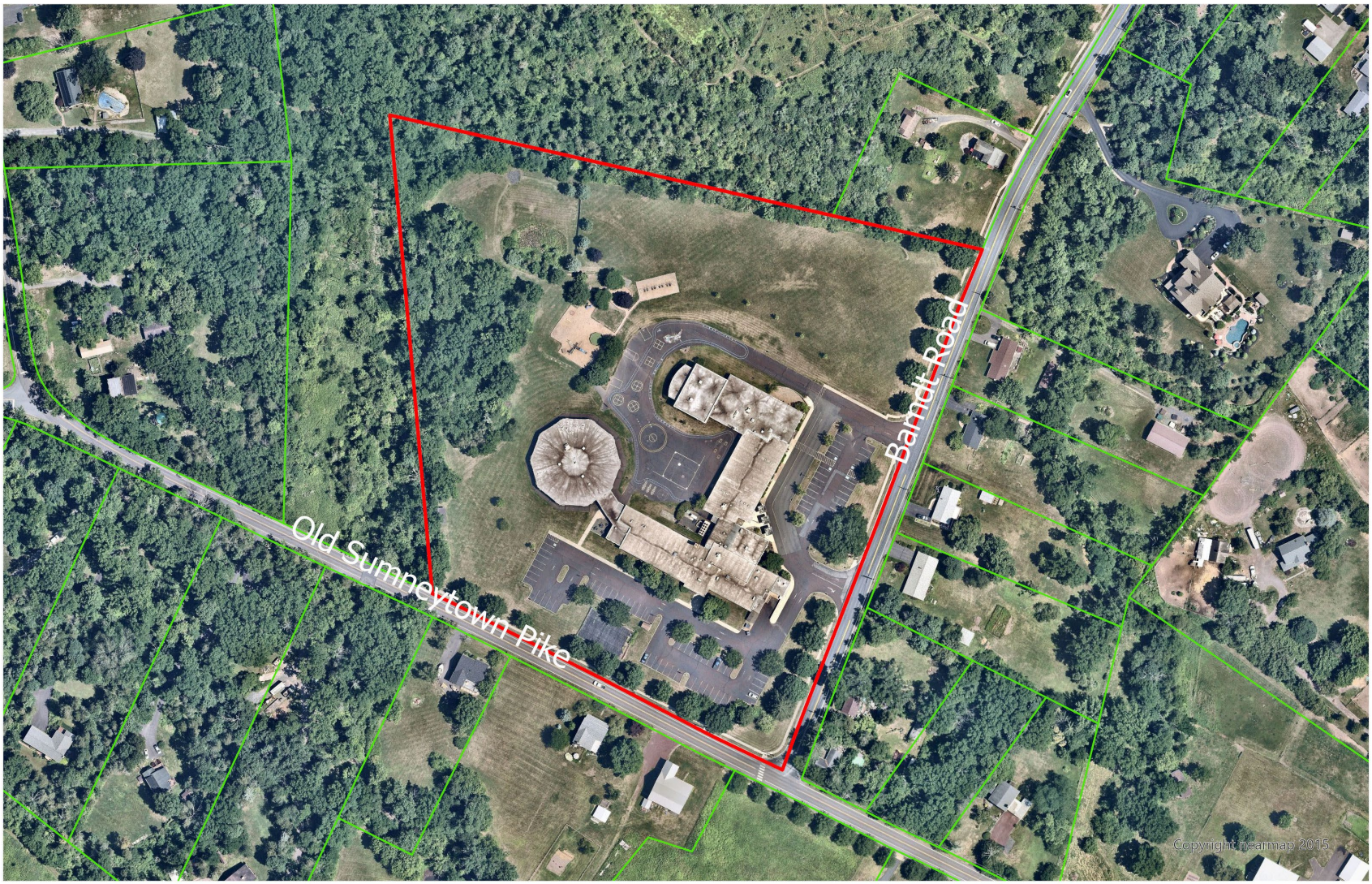
municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (*#24-0171-001*) on any plans submitted for final recording.

Sincerely,

Adam Schantz, Community Planner
adam.schantz@montgomerycountypa.gov – 610-278-3748

c: Frank Ball, Applicant
Michael Roth, PE., Pennoni, Applicant's Representative
Kevin O'Donnell, Chair, Board of Supervisors
John Giannini, Chair, Municipal Planning Commission
Michael L. Reinert, P.E., Township Engineer
Lori F. Smith, Township Assistant Secretary

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan



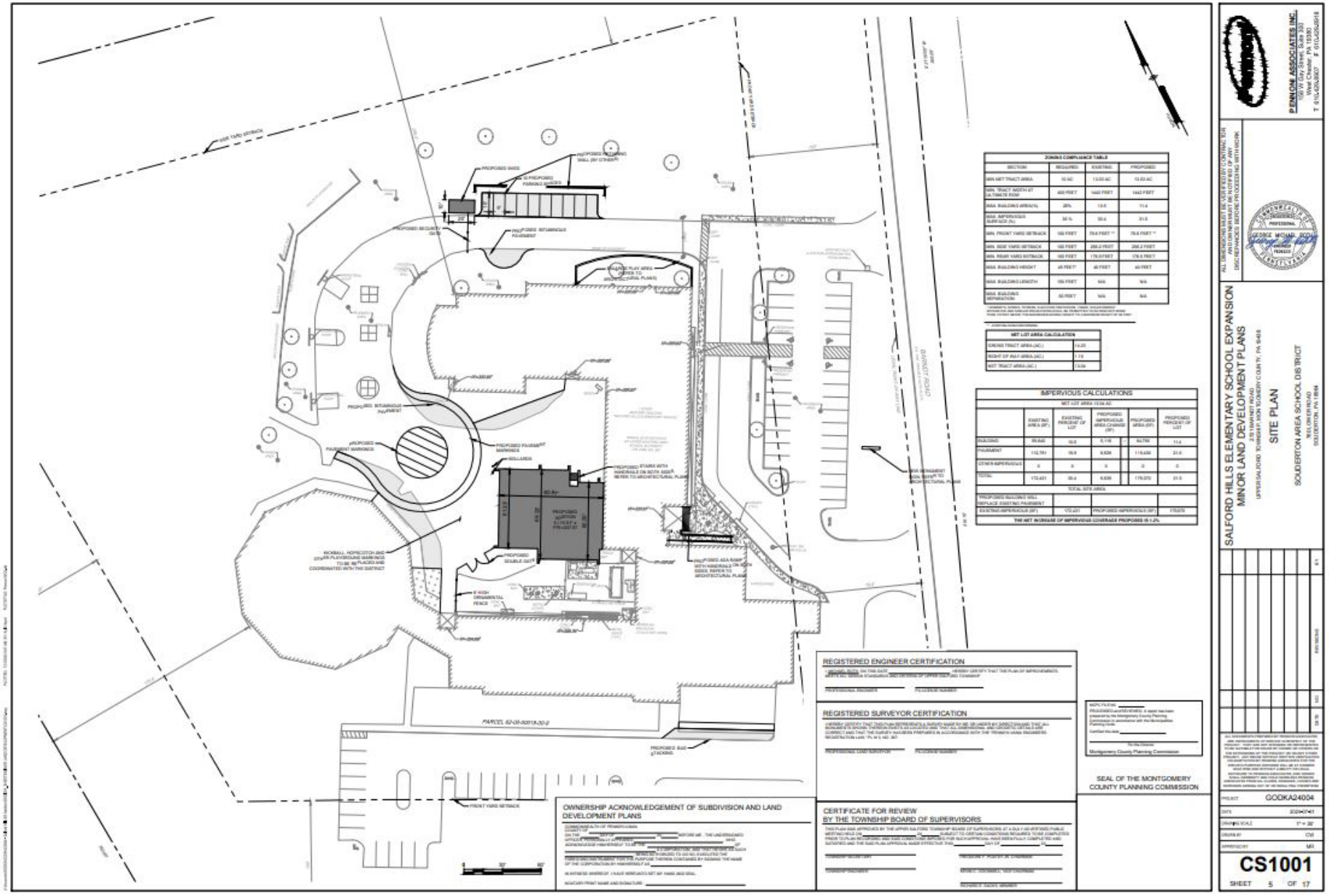

Salford Hills Elementary School
MCPC#240171001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


ZONING COMPLIANCE TABLE
IMPERVIOUS CALCULATIONS
NET LOT AREA CALCULATION
REGISTERED ENGINEER CERTIFICATION
REGISTERED SURVEYOR CERTIFICATION
SEAL OF THE MONTGOMERY COUNTY PLANNING COMMISSION
OWNERSHIP ACKNOWLEDGEMENT OF SUBDIVISION AND LAND DEVELOPMENT PLANS
CERTIFICATE FOR REVIEW BY THE TOWNSHIP BOARD OF SUPERVISORS
PARCEL 52-00-00018-00-9
FRONT YARD SETBACK
PROPOSED ASPHALT PAVEMENT
PROPOSED PAVEMENT MARKINGS
PROPOSED ADA RAMP WITH HANDRAILS ON BOTH SIDES, REFER TO ARCHITECTURAL PLANS
PROPOSED STAIRS WITH HANDRAILS ON BOTH SIDES, REFER TO ARCHITECTURAL PLANS
PROPOSED BUS LOADING
KICKBALL, HOPSCOTCH AND OTHER PLAYGROUND MARKINGS TO BE REPLACED AND COORDINATED WITH THE DISTRICT
6' HIGH ORNAMENTAL FENCE
PENNONI ASSOCIATES INC.
SALFORD HILLS ELEMENTARY SCHOOL EXPANSION
MINOR LAND DEVELOPMENT PLANS
SITE PLAN
SOUDERTON AREA SCHOOL DISTRICT
CS1001
SHEET 5 OF 17