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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 19, 2025

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC #21-0141-003
Creekside at Mainland
(one building with 8 dus in a development comprising approximately 7.99 acres)
Situate: Mainland Road (cross street: Clemens Road)
Township of Lower Salford

Dear Mr. Czajkowski:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 4, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Creekside at Mainland Associates LLC, is proposing an amendment to a previously approved land development plan (MCPC #21-0141-002). The proposal include a new two-story building containing eight residential units would be constructed immediately behind the existing historic building, in an area previously shown for parking. In addition, the existing historic building will be modified by reducing the Tavern/Bar area from 4,438 square feet to 1,050 square feet and adding five residential units. The proposed new residential units and reduced restaurant space would reduce the amount of required parking, and the proposed 112 parking spaces would meet the minimum 111 required parking spaces for the amended plan.

The property is located in the Village Commercial zoning district and is served by public water and sewer. We reviewed previously submitted proposals for this site in letters dated May 24, 2021 and October 20, 2021.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as "Village Center." Village Centers are traditional village areas with a mix of retail, office, and residential uses, and usually have small separate buildings located close to each other. Land uses should be mixed within village centers and new development should respect the historic character of the village. New

residential development should be small scale and have parking located to the rear of buildings with common driveways when feasible. The proposal is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in the Village of Mainland, a Village Conservation area on the Future Land Use map. New in-fill development should be compatible with the existing character and heritage of the village.

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 township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

We commend the applicant on the landscape plan in general, which we feel provides a lot of greenery and diversity of plants. We wish to provide the following recommendations.

A. Shade Trees. The brick patio proposed to be located between the historic building and the proposed apartment building would provide a nice outdoor seating area. We recommend adding another tree for more shade around the patio seating. We also recommend adding trees to the side of the apartment building that fronts the parking lot. Shrubs are proposed for the two landscape islands around the sidewalk, but we believe the addition of trees would add shade and help to visually frame the building.

B. Shrubs. Forsythia Suspensa (weeping forsythia) is proposed to be planted in the parking lot landscape strips, and at the front of the property next to the residential units on Mainland Road. Forsythia is a vibrant shrub that provides long-lasting color in spring; however, it could be invasive in Pennsylvania and overtake native species. Given that it would be planted in the landscape strip, it is not of great concern, but we caution that there may be a risk of it spreading and taking over along the front of the property. We recommend that the forsythia be maintained to ensure that it does not take over the other landscaping and native plants.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford's planning objectives for residential development in Mainland Village.

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 (21-0141-003) on any plans submitted for final recording.

Sincerely,

Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Justin B. Stranhorn, Applicant's Representative
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michele Fountain, P.E., Township Engineer
John Evarts, P.E., Township Engineer
Stephanie Butler, P.E., Township Traffic Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager

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

ATTACHMENTS A & B



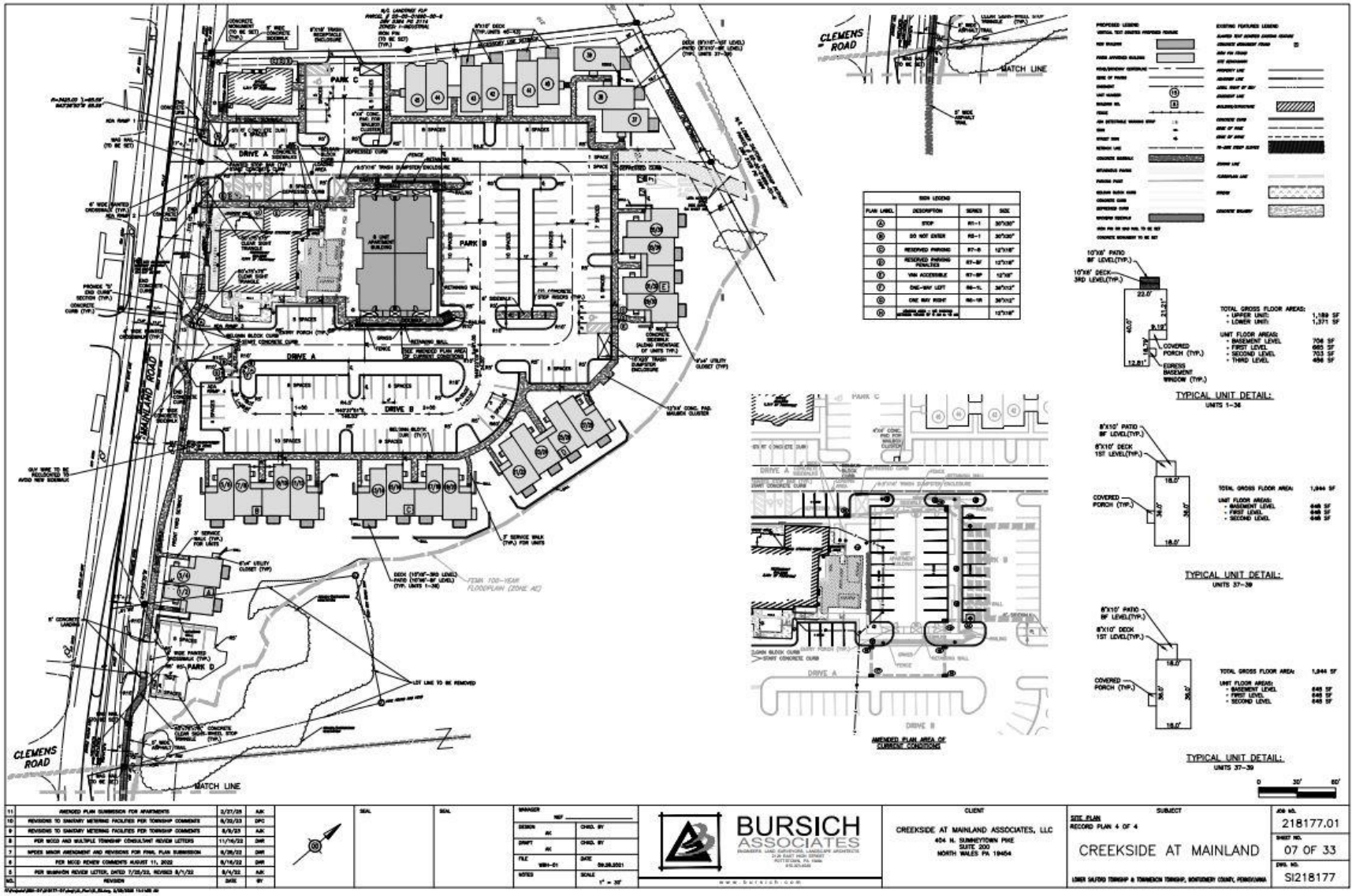
Creekside at Mainland
MCPC#210141003

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap


CLEMENS ROAD
MAINLAND ROAD
MATCH LINE
PARK A
PARK B
PARK C
PARK D
DRIVE A
DRIVE B
SIGN LEGEND
TYPICAL UNIT DETAIL:
UNITS 1-36
TYPICAL UNIT DETAIL:
UNITS 37-39
AMENDED PLAN AREA OF CURRENT CONDITIONS
CREEKSIDE AT MAINLAND ASSOCIATES, LLC
404 N. SUMNEYTOWN PIKE
SUITE 200
NORTH WALES PA 19454
BURSICH ASSOCIATES
CREEKSIDE AT MAINLAND
LOWER SALFORD TOWNSHIP & TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
SITE PLAN
RECORD PLAN 4 OF 4
218177.01
07 OF 33
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