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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 2, 2025

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

Re: MCPC # 25-0067-001
Plan Name: Salford Mennonite Conditional Use
(1 lots comprising approximately 32.48 acres)
Situate: Groffs Mill Road (cross street: Meetinghouse Road)
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced conditional use plan as you requested on March 30, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Salford Mennonite Church, has submitted a conditional use plan proposing a 103-foot-by-47-foot pavilion with a small parking lot and paved walking paths connecting to the existing parking lot and cemetery. The pavilion would include restroom and kitchen facilities. The pavilion would be served by on-site well water and connected to the existing public sewer. The proposed pavilion is intended to be used for church fellowship services and events. The pavilion would occupy approximately 1.5% of the 32.5-acre lot and would be situated on a flat area northeast of the existing church parking lot.

The property contains an existing two-story church building with associated parking, as well as several accessory structures, including a historic schoolhouse. The property also contains a cemetery (Class One institutional use) and a daycare center (Class Two institutional use).

The property is located in the R3 Medium-Density Residential zoning district, where Class One and Class Two institutional uses are permitted by conditional use (§ 164-41.B). The applicant has requested a waiver from land development.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as "Suburban Residential Area". Suburban Residential Areas consist of a variety of housing types and may also include institutional uses. Non-residential buildings should have a residential character and be designed to limit the impacts of traffic, noise, and light. The proposed development is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in the Future Land Use map's designated growth area. The proposal generally aligns with the Regional Comprehensive Plan's initiative to focus future growth on areas within and around Harleysville.

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

STORMWATER

A. Ground Water Recharge. The applicant is proposing to connect to the on-site well water and to public sewer. Using on-site well water that is discharged elsewhere results in water being displaced from the site. We recommend that the applicant consider options to infiltrate stormwater to help recharge the ground water on the property.

B. Impervious Coverage. The proposed pavilion, parking area, and path would add impervious cover to the site. We recommend the applicant provide some stormwater management to account for the additional impervious cover, and encourage some stormwater infiltration, such as with a rain garden, to help compensate for the water loss, as recommended in the comment above.

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 development in the R-3 Residential District.

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 (MCPC #25-0067-001) on any plans submitted for final recording.

Sincerely,

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

c: Tori Jones Long, Applicant - joneslongt@salfordmc.org
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

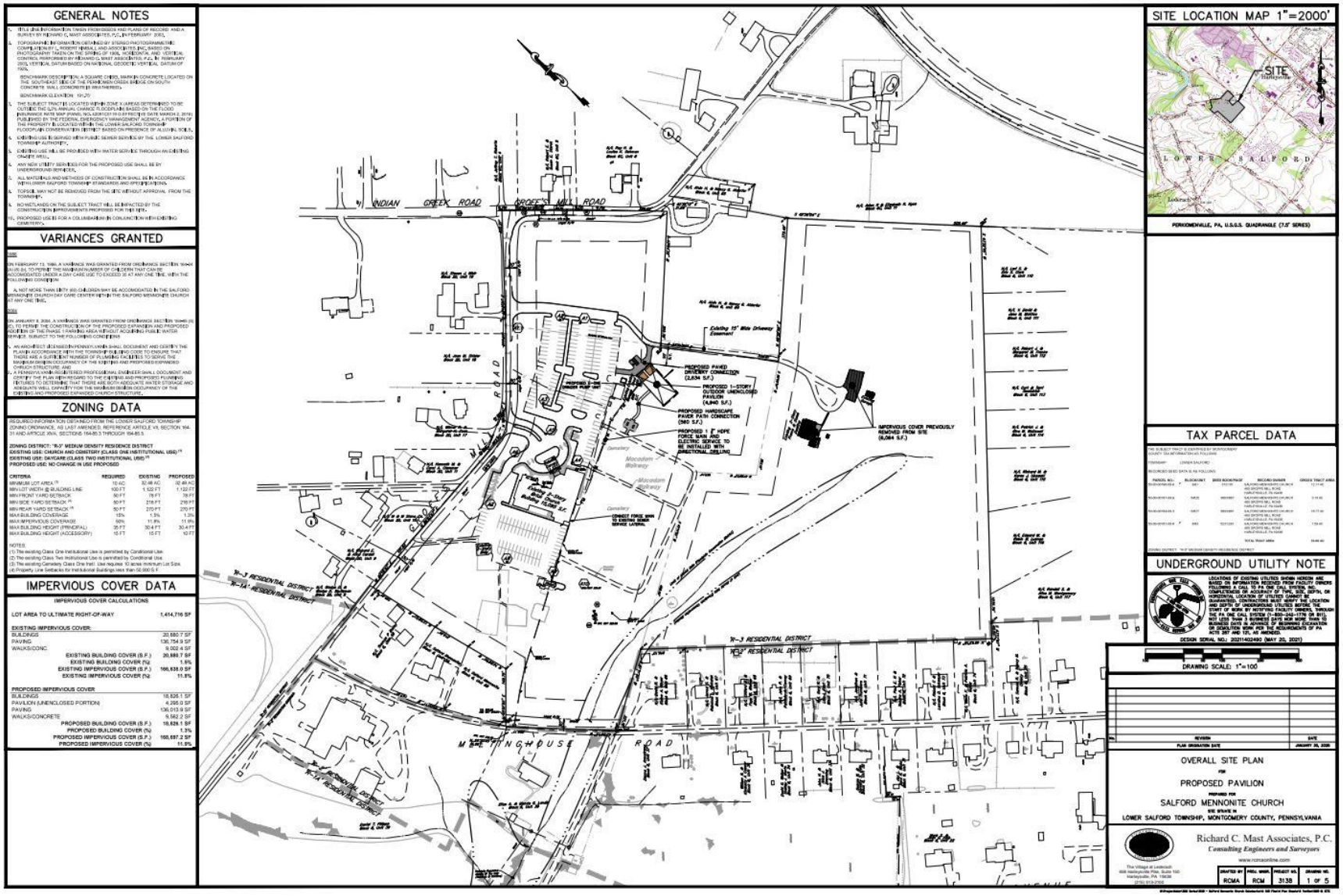


Salford Mennonite Conditional Use
MCPC#250067001

Montgomery County Planning Commission

0 100 200 400 Feet

N


GENERAL NOTES
1. TITLE LINE INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND A SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., IN FEBRUARY 2025.
2. TOPOGRAPHIC INFORMATION OBTAINED BY STEREO PHOTOGRAMMETRIC COMPILATION BY L. ROBERT KIMBALL AND ASSOCIATES, INC. BASED ON PHOTOGRAPHY TAKEN ON THE SPRING OF 1995. HORIZONTAL AND VERTICAL CONTROL PERFORMED BY RICHARD C. MAST ASSOCIATES, P.C., IN FEBRUARY 2025, VERTICAL DATUM BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
BENCHMARK DESCRIPTION: A SQUARE CHISEL MARK IN CONCRETE LOCATED ON THE SOUTHEAST SIDE OF THE PENNYBRIDGE BRIDGE ON SOUTH CONCRETE WALL (CONCRETE IS WEATHERED).
BENCHMARK ELEVATION: 191.29'
3. THE SUBJECT TRACT IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FLOOD INSURANCE RATE MAP (PANEL NO. 42091C0119 G WITH EFFECTIVE DATE MARCH 2, 2016) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE LOWER SALFORD TOWNSHIP FLOODPLAIN CONSERVATION DISTRICT BASED ON PRESENCE OF ALLUVIAL SOILS.
4. EXISTING USE IS SERVED WITH PUBLIC SEWER SERVICE BY THE LOWER SALFORD TOWNSHIP AUTHORITY.
5. EXISTING USE WILL BE PROVIDED WITH WATER SERVICE THROUGH AN EXISTING ONSITE WELL.
6. ANY NEW UTILITY SERVICES FOR THE PROPOSED USE SHALL BE BY UNDERGROUND SERVICES.
7. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOWER SALFORD TOWNSHIP STANDARDS AND SPECIFICATIONS.
8. TOPSOIL MAY NOT BE REMOVED FROM THE SITE WITHOUT APPROVAL FROM THE TOWNSHIP.
9. NO WETLANDS ON THE SUBJECT TRACT WILL BE IMPACTED BY THE CONSTRUCTION IMPROVEMENTS PROPOSED FOR THIS SITE.
10. PROPOSED USE IS FOR A COLUMBARIUM IN CONJUNCTION WITH EXISTING CEMETERY.
VARIANCES GRANTED
1996
ON FEBRUARY 13, 1996, A VARIANCE WAS GRANTED FROM ORDINANCE SECTION 184-44 (A) (4) (b), TO PERMIT THE MAXIMUM NUMBER OF CHILDREN THAT CAN BE ACCOMMODATED UNDER A DAY CARE USE TO EXCEED 30 AT ANY ONE TIME, WITH THE FOLLOWING CONDITION:
A. NOT MORE THAN THIRTY (30) CHILDREN MAY BE ACCOMMODATED IN THE SALFORD MENNONITE CHURCH DAY CARE CENTER WITHIN THE SALFORD MENNONITE CHURCH AT ANY ONE TIME.
2001
ON JANUARY 8, 2001, A VARIANCE WAS GRANTED FROM ORDINANCE SECTION 184-85 (B) (5), TO PERMIT THE CONSTRUCTION OF THE PROPOSED EXPANSION AND PROPOSED ADDITION OF THE PHASE 1 PARKING AREA WITHOUT ACQUIRING PUBLIC WATER SERVICE, SUBJECT TO THE FOLLOWING CONDITIONS:
1. AN ARCHITECT LICENSED IN PENNSYLVANIA SHALL DOCUMENT AND CERTIFY THE PLANS IN ACCORDANCE WITH THE TOWNSHIP BUILDING CODE TO ENSURE THAT THERE ARE A SUFFICIENT NUMBER OF PLUMBING FACILITIES TO SERVE THE MAXIMUM OCCUPANCY OF THE EXISTING AND PROPOSED EXPANDED CHURCH STRUCTURE; AND
2. A PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER SHALL DOCUMENT AND CERTIFY THE PLAN WITH REGARD TO THE EQUIPMENT AND PROPOSED PLUMBING FIXTURES TO DETERMINE THAT THERE ARE BOTH ADEQUATE WATER STORAGE AND ADEQUATE WELL CAPACITY FOR THE MAXIMUM OCCUPANCY OF THE EXISTING AND PROPOSED EXPANDED CHURCH STRUCTURE.
ZONING DATA
REQUIRED INFORMATION OBTAINED FROM THE LOWER SALFORD TOWNSHIP ZONING ORDINANCE, AS LAST AMENDED. REFERENCE ARTICLE VII, SECTION 184-31 AND ARTICLE XXVI, SECTIONS 184-85.3 THROUGH 184-85.5
ZONING DISTRICT: "R-3" MEDIUM DENSITY RESIDENCE DISTRICT
EXISTING USE: CHURCH AND CEMETERY (CLASS ONE INSTITUTIONAL USE) (1)
EXISTING USE: DAYCARE (CLASS TWO INSTITUTIONAL USE) (2)
PROPOSED USE: NO CHANGE IN USE PROPOSED
CRITERIA | REQUIRED | EXISTING | PROPOSED
MINIMUM LOT AREA (3) | 10 AC | 92.48 AC | 92.48 AC
MIN LOT WIDTH @ BUILDING LINE | 100 FT | 1,122 FT | 1,122 FT
MIN FRONT YARD SETBACK | 50 FT | 78 FT | 78 FT
MIN SIDE YARD SETBACK (4) | 50 FT | 278 FT | 278 FT
MIN REAR YARD SETBACK (4) | 50 FT | 270 FT | 270 FT
MAX BUILDING COVERAGE | 15% | 1.3% | 1.3%
MAX IMPERVIOUS COVERAGE | 50% | 11.8% | 11.9%
MAX BUILDING HEIGHT (PRINCIPAL) | 35 FT | 30.4 FT | 30.4 FT
MAX BUILDING HEIGHT (ACCESSORY) | 15 FT | 15 FT | 10 FT
NOTES:
(1) The existing Class One Institutional Use is permitted by Conditional Use.
(2) The existing Class Two Institutional Use is permitted by Conditional Use.
(3) The existing Cemetery Class One Instit. Use requires 10 acres minimum Lot Size.
(4) Property Line Setbacks for Institutional Buildings less than 50,000 S.F.
IMPERVIOUS COVER DATA
IMPERVIOUS COVER CALCULATIONS
LOT AREA TO ULTIMATE RIGHT-OF-WAY 1,414,716 SF
EXISTING IMPERVIOUS COVER:
BUILDINGS 20,880.7 SF
PAVING 136,754.9 SF
WALKS/CONC 9,902.4 SF
EXISTING BUILDING COVER (S.F.) 20,880.7 SF
EXISTING BUILDING COVER (%) 1.5%
EXISTING IMPERVIOUS COVER (S.F.) 166,538.0 SF
EXISTING IMPERVIOUS COVER (%) 11.8%
PROPOSED IMPERVIOUS COVER
BUILDINGS 18,826.1 SF
PAVILION (UNENCLOSED PORTION) 4,295.0 SF
PAVING 136,013.9 SF
WALKS/CONCRETE 9,562.2 SF
PROPOSED BUILDING COVER (S.F.) 18,826.1 SF
PROPOSED BUILDING COVER (%) 1.3%
PROPOSED IMPERVIOUS COVER (S.F.) 168,697.2 SF
PROPOSED IMPERVIOUS COVER (%) 11.9%
INDIAN CREEK ROAD
CROSS KEYS ROAD
MENNINGHOUSE ROAD
PROPOSED PAVED DRIVEWAY CONNECTION (2,634 S.F.)
PROPOSED 1-STORY OUTDOOR UNENCLOSED PAVILION (4,240 S.F.)
PROPOSED HARDSCAPE PAVER PATH CONNECTION (360 S.F.)
PROPOSED 1" HDPE FORCE MAIN AND ELECTRIC SERVICE TO BE INSTALLED WITH DIRECTIONAL DRILLING
IMPERVIOUS COVER PREVIOUSLY REMOVED FROM SITE (6,044 S.F.)
R-3 RESIDENTIAL DISTRICT
R-1A RESIDENTIAL DISTRICT
SITE LOCATION MAP 1"=2000'
SITE
LOWER SALFORD
PERKIOMENVILLE, PA. U.S.G.S. QUADRANGLE (7.5' SERIES)
TAX PARCEL DATA
UNDERGROUND UTILITY NOTE
DESIGN SERIAL NO.: 20211402490 (MAY 20, 2021)
DRAWING SCALE: 1"=100
REVISION | DATE
PLAN ORIGINATION DATE | JANUARY 28, 2025
OVERALL SITE PLAN
FOR
PROPOSED PAVILION
PREPARED FOR
SALFORD MENNONITE CHURCH
SITE SITUATE IN
LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
www.rcmaonline.com
DRAFTED BY: RCMA | PROJ. MGR.: RCM | PROJECT NO.: 3138 | DRAWING NO.: 1 OF 5