Attendees:

Barbara McMonagle (PC Chair)
Dan Harrell (PC Vice Chair)
Ray Moyer (PC)
Curt Klingerman (PC)
Matt Lubitz (MCPC)

7:30 Meeting called to order.

Meeting minutes of March 25, 2026, were read by Ray Moyer and approved as written.

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New Business:

1) Michael & Lianna Kemmerer 59 N. Allentown Road:
   a) After review of the applicants additional provided documents for the minor subdivision, The PC recognized modification of the wording regarding the Elder Cottage Note needed further review. It was agreed that the wording in note 11 of the original submitted drawing dated March 23, 2026, will be used.
   b) Applicant acknowledged receipt of the following necessary approvals, PADEP Sewer exemption letter, North Penn Water Authority water service approval, PADOT Sewer connection approval, and PADOT driveway permit.

2) Beth and Jim Styer 104 Cowpath Road:
   a) Party had a general discussion with the PC for recommendations and or requirements to subdivide a Two-acre building lot on their preserved farm. PC recommended the party reach out to the Montgomery County Farm Board directly to review the specific challenges the property has and what the Farm Board will accept prior to addressing the Salford Township requirements.

3) Zoning Hearing Board Application 2026-0001 Kerion J. Youells 303 S. Dietz Mill Road:
   a) Update- Zoning Hearing Board Meeting scheduled for May 4, 2026

4) Salford Township Plan Application Process:
   a) PC reviewed a timeline draft titled “Subdivision Plan Review Process” dated April 4, 2026. Revisions to the timeline will be made for further discussion and review.

5) Zoning Officer update:
   a) PC was updated on various current zoning issues in the Township by the Zoning Officer.

Meeting was adjourned at 9:55 PM

Next meeting schedule:

PC Meeting Wednesday May 27,2026