MONTGOMERY TOWNSHIP
Planning Commission Meeting Minutes
November 20, 2025

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, November 20, 2025. The members of the Planning Commission in attendance included: Alex Rigney, Leon McGuire, Rutuke Patel, and Tom Borghetti. Also Present: Mark Plachta, Township Solicitor; Marianne McConnell, Director of Planning and Zoning/Zoning Officer; and Mary Gambino, Land Development & Project Coordinator.

The meeting was called to order at 7:00 p.m. by Chairman Tom Borghetti.

After Roll Call, and The Pledge of Allegiance, a motion was made by Rutuke Patel, and seconded by Leon McGuire, to approve the minutes of the September 18, 2025, meeting. All in favor.

Proposed Land Development Application LDS-25-004 – Connect Veterinary Surgical Services 1008 Upper State Road

Christen Pionzio, attorney for the applicant, presented the proposed land development application of Nicole Salas, stating that a text amendment had been enacted, and a conditional use application approved, for this property prior to the present land development application for construction of a veterinary surgical services facility, the first such facility in Montgomery County. She further stated that the proposed 10,000 square foot building meets all set back, parking, and buffering requirements. Ms. Ponzio then addressed land development waiver requests as follows:

1. From §205-10.H.(4) to allow parking stall depths of 18 feet in lieu of the required 20 feet:
   A waiver is requested for the 26 perimeter parking spaces located at the northwest, northeast, and southeast areas of the parking lot. The spaces provide the required 5 feet for vehicle overhang. The reduced stall depth would allow for increased drive aisle widths to allow for adequate fire truck circulation.
2. From §205-10.H.(7)(b) to allow ADA parking spaces to be 8 feet wide in lieu of the required 12 feet.
   An eight-foot wide striped area is proposed between the two proposed eight-foot-wide ADA spaces per AGADA standards. The overall effective width of 24' for two ADA spaces would meet the township requirement of 2 spaces at 12' each.
3. From §205-17.A.(7) requiring bollards to be placed along all parking spaces located adjacent and perpendicular to sidewalk.
   The proposed six parking spaces adjacent to sidewalk show curbing in between the parking spaces and sidewalk. 6" high vertical curb is proposed

at parking spaces adjacent to sidewalks to provide a safety barrier between vehicular and pedestrian circulation.

4. From § 205-22 requiring sidewalks to be installed at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience.

   The applicant contends that pedestrians can use existing sidewalk connections and crosswalks along Upper State Road and the opposite side of Horsham Road. The applicant further contends that sidewalks along Horsham Road frontage will lead pedestrians to a dead end and force them into Horsham Road.

5. From §205-18.A.(3)(a) to allow for the installation of storm pipes with an internal diameter of less than 15 inches.

   The applicant has proposed roof drain conveyance pipes of less than 15 inches. The applicant's stormwater management report shows that these pipes have sufficient capacity for storm sewers and pipe capacity calculations.

6. From §205-18.A.(3)(b) to allow closed conduit, when flowing full, to have less than the minimum velocity of 3.5 feet per second.

   The proposed storm drain system is to be maintained by the owner. There is a small drainage area and the proposed storm pipes would need to be sloped significantly greater to meet the minimum velocity of 3.5 feet per second. The applicant's engineer contends that the storm pipes, as designed, will function properly.

7. From §205-18.D.(3)(f) to permit for the design of the stormwater management facilities using the actual proposed impervious coverage and not the maximum allowable.

   Because the applicant is restricted to the building footprint shown on the plan, by required setbacks and the maximum floor area per the Zoning Ordinance and adopted text amendment, she is requesting a waiver to allow the design of the stormwater management facilities using the actual proposed impervious coverage and not the maximum allowable.

8. From §205-52.A.(2)(b)[2] to permit tree spacing closer than 35 feet and farther than 60 feet along Upper State Road.

   The waiver is requested due to proposed underground utility locations and sidewalk and driveway widths.

9. From §205-52.C(4)(b) to permit screen buffer planting to be located beyond 20 feet of the property lines.

   The waiver is requested to avoid conflicts with existing trees proposed to remain.

10. From §205-52.d(3)(f) to permit the required amount of shade trees necessary to shade every parking space to be located around the parking lot perimeter.

    A waiver is requested due to conflicts with proposed underground utilities and parking lot lighting.

11. From §205-53.C to permit fewer than the required amount of replacement trees.
    A waiver is requested due to conflicts with proposed underground utilities and infeasible planting area.
12. From §205-75, 205-76, 205-81, & 205-82 to allow for a combined submission of preliminary/final land development plans.
    A waiver is requested because the applicant contends that all the information required for preliminary and final plan submission was included in the plans submitted to the township.
13. From §205-78.B.(1) and 205-78.B(2) requiring all physical features within 400 feet of the site be provided.
    A waiver is requested to instead provide an aerial plan depicting pertinent information within 400 feet of the parcel that is not already provided on the plans.

Tom Knab, of Bohler Engineering, addressed the planning commissioners' questions as follows:

There was some sidewalk discussion along the Horsham Road side with questions regarding steep slopes, grading, stormwater, and possible easements.

Alex Rigney questioned the variety of animals to be treated at the facility. Ms. Salas replied that the clients are typically cats and dogs with an occasional exotic animal. She further stated that most exotic animals are treated at the zoo.

Mr. Borghetti stated that the applicant had presented a great-looking plan and expressed his appreciation for work put forth in creating the site plan and building plan. He then made a motion to approve the land development application of Nicole Salas, for a Veterinary Surgical Services facility, located at 1008 Upper State Road, subject to the recommendations of township staff and consultants with the waiver requests to be determined by the Board of Supervisors. Second by Alex Rigney. All in favor.

There being no further business to come before the Commission, a motion was made by Tom Borghetti, and seconded by Alex Rigney, to adjourn the meeting at 7:51 p.m.