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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 29, 2024

John Ernst, AIA, CBO Borough Manager
Lansdale Borough
One Vine Street,
Lansdale, PA 19446

Re: MCPC #24-0031-001
Grace Mennonite Church Renovations
Land Development Plan
(Expand building to add elevators and ADA compliant restroom facilities)
Lansdale Borough

Dear Mr. Ernst:

We have reviewed the above-referenced land development plan as you requested on January 24, 2024 in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review.

BACKGROUND

Grace Mennonite Church, the applicant, has submitted a land development plan for the modification of the church, to add 926 square feet to the church to accommodate an elevator and ADA compliant restroom facilities. The applicant has submitted a sketch plan dated November 8th, 2023.

COMPLIANCE WITH COMPREHENSIVE PLANS

The plan is consistent with *MONTCO 2040: A Shared Vision,* the comprehensive plan for Montgomery County. The development site is located in the "Town Residential Area" on the future land use map. This future land use features traditional residential areas that are oriented towards pedestrians more than automobiles. These areas have a variety of housing types that are often mingled within blocks or small neighborhoods. Among the primary uses is "Institutions." The proposed plan fits with this plan.

The plan is consistent with *Lansdale 2040 Comprehensive Plan*. The site falls within the "Residential" future land area and the "Conservation Area Overlay." The general intent is to maintain and enhance the character of the Borough's charming residential neighborhood while including low-rise garden apartments, low scale parks and open space and institutional uses such as schools or religious uses. The proposed plan fits with this plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal to improve accessibility to its facility and recommend its approval.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our recommendations will better adhere to the long term planning of the region.

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 (#24-0031-001) on any plans submitted for final recording.

Sincerely,

Timothy P. Staub, Senior Community Planner
Timothy.Staub@montgomerycountypa.gov – 610-278-3751

c: Sam Carlo, Chair, Borough Planning Commission
Maria Lohan
Jessica Buck, District Manager, MCCD
John Kennedy, AICP Borough Planner
Jason Van Dame, Director of Community Development
Grace Mennonite Church, Applicant
Evan D. Sowers, PE, Applicant's Representative

Attachment 1: Aerial Image of Site
Attachment 2: Reduced Copy of Plan

ATTACHMENT 1



Grace Mennonite Church Renovations
MCPC#240031001

Montgomery County Planning Commission

0 50 100 200 Feet

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ATTACHMENT 2

