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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 22, 2024

Anne W. Klepfer, Manager
Upper Hanover Township
PO Box 27
1704 Pillsbury Road
East Greenville, PA 18041

Re: MCPC #24-0021-001
Plan Name: 644 Gravel Pike
(1 lot comprising 0.65 acres)
Situate: Gravel Pike at Krausdale Road
Upper Hanover Township

Dear Ms. Klepfer:

We have reviewed the above-referenced preliminary land development plan in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 24, 2024. We forward this letter as a report of our review.

BACKGROUND

The submitted preliminary land development plan for 644 Gravel Pike details an existing restaurant (to remain) with frontage on Gravel Pike, as well as an existing garage further back on the lot, which is proposed to be converted to 1,000 square feet of retail, two apartments (each with a one car garage) and a reconfiguration of the existing surface parking.

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 issue that the applicant and Upper Hanover Township may wish to consider prior to final plan approval Our comments are as follows:

REVIEW COMMENTS

SIDEWALKS

We encourage Upper Hanover Township to deny the waiver request for the provision of sidewalks along Gravel Pike. While the applicant is correct that there is no sidewalk network that this would extend, this site is very near an existing commercial center and a significant amount of proposed development at sites on the other side of Gravel Pike. As properties in Upper Hanover Township along Gravel Pike redevelop, the provision of sidewalks along this corridor will become increasingly important, benefitting township residents as well as patrons of this site's retail shop and restaurant. There is more surface parking proposed for this site than is otherwise required; removing some of this excess parking from the final plan could give the applicant some flexibility in the site's design to include a sidewalk along Gravel Pike.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. Providing housing close to employment centers is increasingly important, but we believe that our suggested revisions will better achieve Upper Hanover's planning objectives for walkability.

Please note that the review comments and recommendations contained in this report are advisory to Upper Hanover and final disposition for the approval of any proposal will be made by the township. 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 24-0021-001 on any plans submitted for final recording

Sincerely,

Anne Leavitt-Gruberger

Anne Leavitt-Gruberger, AICP, County Planning Manager
anne.leavitt-gruberger@montgomerycountypa.gov – 610-278-3727

c: Anthony Tosco, Applicant
Horizon Engineering Associates, Applicant's Representative
Richard Fain, Chair, Planning Commission

Attachment A: Reduced Site Plan

ATTACHMENT: REDUCED SITE PLAN

