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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 27, 2024

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike
Post Office Box 625
Spring House, Pennsylvania 19477

Re: MCPC # 24-0040-001
Plan Name: 1616 School House Lane
(1 lot comprising approximately 2.40 acres)
Situate: School House Lane (cross street: DeKalb Pike)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 16, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Jack MacCord, is proposing a residential subdivision to subdivide one parcel into two lots. The property is located in the A Residential Zoning District. The subdivision would create a Proposed Lot 1 that would be 54,493 square feet and a Proposed Lot 2 that would be 50,400 square feet, both of which meet the minimum lot area of 40,000 square feet of the A Residential District (§ 1257.04).

The property currently contains a two-story residence, driveway, garage, and other accessory structures, which would all remain. The existing structures are existing nonconformities as they are located outside of the building setback lines.

The front portion of the property (Proposed Lot 1) fronts onto and currently has driveway access from School House Lane. The rear portion of the property (Proposed Lot 2) also has frontage on Gypsy Hill Road, but that portion of the property is heavily wooded and does not currently have vehicular access. In the case of the proposed subdivision, the Proposed Lot 2 would therefore be accessed from Gypsy Hill Road. No land development plans were submitted with the proposed subdivision plans.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as being located in the "Suburban Residential" future land use areas. Suburban Residential areas consist primarily of single family detached homes. Residential development should match the character and type of housing found in the immediate neighborhood, and environmentally sensitive land should be preserved.

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 township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

POTENTIAL DEVELOPMENT

The proposed subdivision would result in two lots that meet the zoning requirements of the A-Residential District. We generally support the subdivision of large lots to create opportunities for residential infill development, which helps to fill a housing need. In addition, infill development is a more sustainable option than constructing new buildings in an undeveloped area, which requires intensive infrastructure construction and costs. While there is no development proposed at this time, we wish to provide the following comments in anticipation of future development.

A. Natural Features. The portion of the property that would be subdivided as Lot 2 is currently wooded. While we support infill development in already developed communities, we also encourage the preservation of existing trees and other natural features to the greatest extent possible. At the very least, leaving the wooded areas somewhat intact would buffer the property from the pool and tennis court in adjoining yards.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Gwynedd's planning objectives for low-density residential development.

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 (24-0040-001) on any plans submitted for final recording.

Sincerely,



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

c: Jack MacCord, Applicant
Kelly Engineers, Applicant's Representative
Mimi Gleason, Interim Township Manager
Kenneth Amey, AICP, Township Zoning Officer
Craig Melograno, Chairman, Planning Commission

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



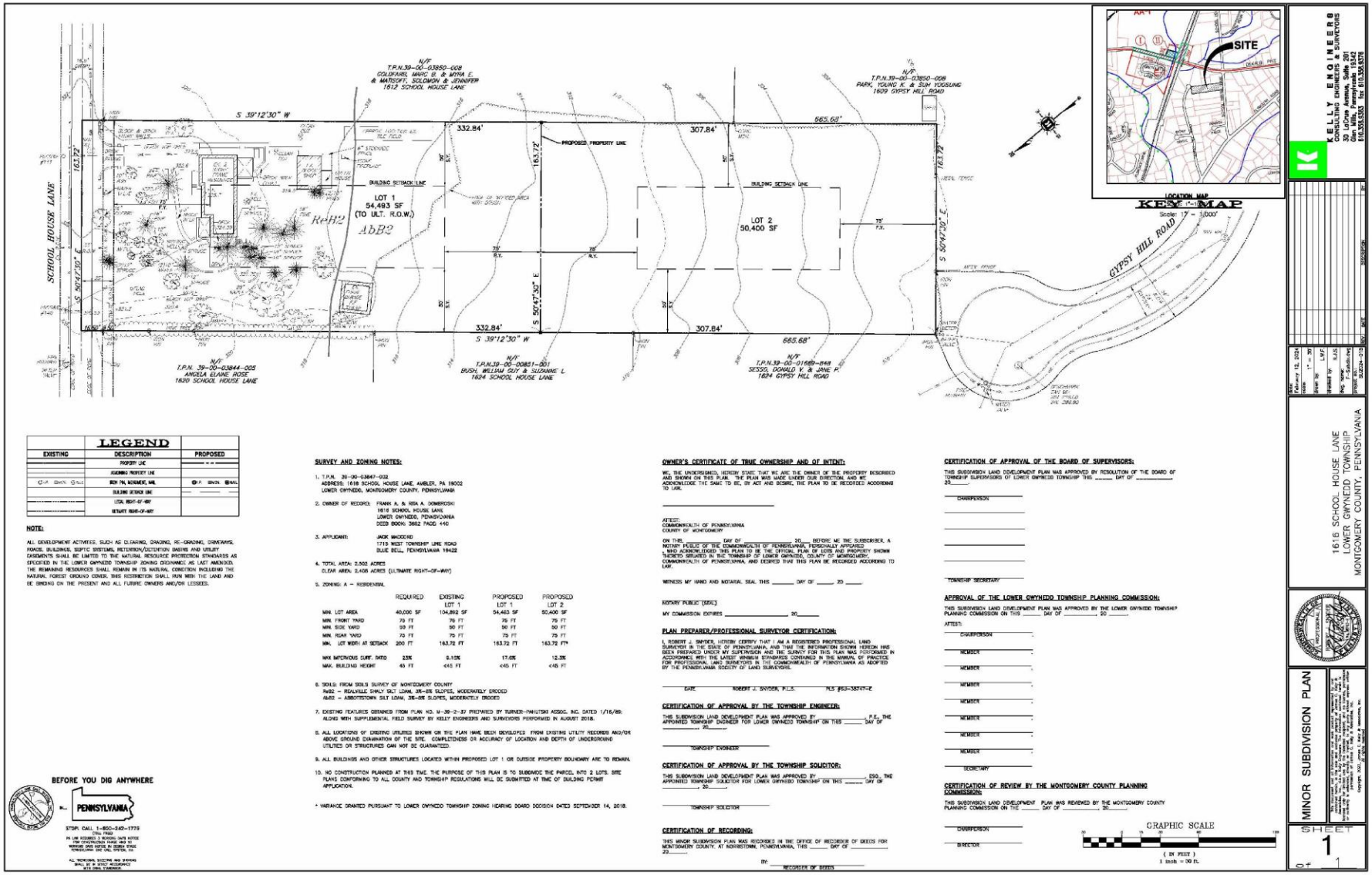
1616 School House Lane
MCPC#240040001

Montgomery County Planning Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap



EXISTING	LEGEND DESCRIPTION	PROPOSED
	PROPERTY LINE	
	ADJOINING PROPERTY LINE	
	BOX FN, BOXBOX, MB,	
	BUILDING SETBACK LINE	
	LOCAL RIGHT-OF-WAY	
	DEFACTO RIGHT-OF-WAY	

NOTE:

ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, RE-GRADING, DRIVEWAYS, ROADS, BUILDINGS, SEPTIC SYSTEMS, RETENTION/DETENTION BASINS AND UTILITY EASEMENTS SHALL BE LIMITED TO THE NATURAL RESOURCE PROTECTION STANDARDS AS SPECIFIED IN THE LOWER GWYNEDD TOWNSHIP ZONING ORDINANCE AS LAST AMENDED. THE REMAINING RESOURCES SHALL REMAIN IN ITS NATURAL CONDITION INCLUDING THE NATURAL FOREST GROUND COVER. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.

BEFORE YOU DIG ANYWHERE
PENNSYLVANIA
STOP! CALL 1-800-242-1776

SURVEY AND ZONING NOTES:

1. T.P.N. 39-00-03847-002
   ADDRESS: 1616 SCHOOL HOUSE LANE, AMBLER, PA 19002
   LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA
2. OWNER OF RECORD: FRANK A. & RISA A. DOMBROSKI
   1616 SCHOOL HOUSE LANE
   LOWER GWYNEDD, PENNSYLVANIA
   DEED BOOK: 3662 PAGE 440
3. APPLICANT: JACK MACDONALD
   1715 WEST TOWNSHIP LINE ROAD
   BLUE BELL, PENNSYLVANIA 19422
4. TOTAL AREA: 2.502 ACRES
   CLEAR AREA: 2.405 ACRES (ULTIMATE RIGHT-OF-WAY)
5. ZONING: A – RESIDENTIAL

	REQUIRED	EXISTING LOT 1	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA	40,000 SF	104,892 SF	54,493 SF	50,400 SF
MIN. FRONT YARD	75 FT	75 FT	75 FT	75 FT
MIN. SIDE YARD	50 FT	50 FT	50 FT	50 FT
MIN. REAR YARD	75 FT	75 FT	75 FT	75 FT
MIN. LOT WIDTH AT SETBACK	200 FT	163.72 FT	163.72 FT	163.72 FT*
MAX IMPERVIOUS SURF. RATIO	25%	8.10%	17.6%	12.3%
MAX. BUILDING HEIGHT	45 FT	<45 FT	<45 FT	<45 FT

6. SOILS: FROM SOILS SURVEY OF MONTGOMERY COUNTY
   ReB2 – READING SANDY SILT LOAM, 3%-8% SLOPES, MODERATELY ERODED
   AbB2 – ABBOTTSTOWN SILT LOAM, 3%-8% SLOPES, MODERATELY ERODED
7. EXISTING FEATURES OBTAINED FROM PLAN NO. M-39-2-37 PREPARED BY TURNER-PAHUTSKI ASSOC. INC. DATED 1/16/85 ALONG WITH SUPPLEMENTAL FIELD SURVEY BY KELLY ENGINEERS AND SURVEYORS PERFORMED IN AUGUST 2018.
8. ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CAN NOT BE GUARANTEED.
9. ALL BUILDINGS AND OTHER STRUCTURES LOCATED WITHIN PROPOSED LOT 1 OR OUTSIDE PROPERTY BOUNDARY ARE TO REMAIN.
10. NO CONSTRUCTION PLANNED AT THIS TIME THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE PARCEL INTO 2 LOTS. SITE PLANS CONFORMING TO ALL COUNTY AND TOWNSHIP REGULATIONS WILL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION.

* VARIANCE GRANTED PURSUANT TO LOWER GWYNEDD TOWNSHIP ZONING HEARING BOARD DECISION DATED SEPTEMBER 14, 2018.

OWNER'S CERTIFICATE OF TRUE OWNERSHIP AND OF INTENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE UNDER OUR DIRECTION AND WE ACKNOWLEDGE THE SAME TO BE, BY ACT AND DESIRE, THE PLAN TO BE RECORDED ACCORDING TO LAW.

ATTEST:
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS, _____ DAY OF _____, 20___ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF LOTS AND PROPERTY SHOWN HEREIN SITUATED IN THE TOWNSHIP OF LOWER GWYNEDD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES _____, 20____

PLAN PREPARER/PROFESSIONAL SURVEYOR CERTIFICATION:

I, ROBERT J. SNYDER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF PENNSYLVANIA, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND THE SURVEY FOR THIS PLAN WAS PERFORMED IN ACCORDANCE WITH THE LATEST MINIMUM STANDARDS CONTAINED IN THE MANUAL OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS.

_____ ROBERT J. SNYDER, P.L.S. PLS #63-3847-E
DATE

CERTIFICATION OF APPROVAL BY THE TOWNSHIP ENGINEER:

THIS SUBDIVISION LAND DEVELOPMENT PLAN WAS APPROVED BY _____, P.E., THE APPOINTED TOWNSHIP ENGINEER FOR LOWER GWYNEDD TOWNSHIP ON THIS _____ DAY OF _____, 20____.

_____
TOWNSHIP ENGINEER

CERTIFICATION OF APPROVAL BY THE TOWNSHIP SOLICITOR:

THIS SUBDIVISION LAND DEVELOPMENT PLAN WAS APPROVED BY _____, ESQ., THE APPOINTED TOWNSHIP SOLICITOR FOR LOWER GWYNEDD TOWNSHIP ON THIS _____ DAY OF _____, 20____.

_____
TOWNSHIP SOLICITOR

CERTIFICATION OF RECORDING:

THIS MINOR SUBDIVISION PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR MONTGOMERY COUNTY, AT NORRISTOWN, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

BY: _____
RECORDER OF DEEDS

CERTIFICATION OF APPROVAL OF THE BOARD OF SUPERVISORS:

THIS SUBDIVISION LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF LOWER GWYNEDD TOWNSHIP THIS _____ DAY OF _____, 20____.

_____ CHAIRPERSON

_____

_____

_____

_____

_____ TOWNSHIP SECRETARY

APPROVAL OF THE LOWER GWYNEDD TOWNSHIP PLANNING COMMISSION:

THIS SUBDIVISION LAND DEVELOPMENT PLAN WAS APPROVED BY THE LOWER GWYNEDD TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

ATTEST:

_____ CHAIRPERSON

_____ MEMBER

_____ MEMBER

_____ MEMBER

_____ MEMBER

_____ MEMBER

_____ MEMBER

_____ MEMBER

_____ SECRETARY

CERTIFICATION OF REVIEW BY THE MONTGOMERY COUNTY PLANNING COMMISSION:

THIS SUBDIVISION LAND DEVELOPMENT PLAN WAS REVIEWED BY THE MONTGOMERY COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

_____ CHAIRPERSON

_____ DIRECTOR

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

KELLY ENGINEERS
CONSULTING ENGINEERS & SURVEYORS
30 LaSalle Avenue, Suite 201
Glenolden, PA 19036
610.358.5353 fax 610.358.5575

No.	DESCRIPTION	DATE

Date: February 12, 2024
Scale: 1" = 30'
Drawn by: S.J.S.
Proj. Mgr.: J.J.K.
Proj. Name: F. Dombroski
Project No.: 3Q2224-015

1616 SCHOOL HOUSE LANE
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

MINOR SUBDIVISION PLAN

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