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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 27, 2024

Mr. Timothy Haas
Assistant to the Manager
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #24-0044-001
Proposal Name: Lot Line Adjustment for Forgotten Chapel, LLC
(2 lots comprising 3.04 acres)
528 and 536 North Lewis Road
Limerick Township

Dear Mr. Haas:

We have reviewed the above-referenced Nonresidential Lot Line Change application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 23, 2024. We forward this letter as a report of our review.

BACKGROUND

Applicant Clark Rosenberry has applied to change the nonresidential lot line between 528 and 536 North Lewis Road. Both lots are owned by Core Property Group 2, LLC. Lot 1 (Tax ID 37-00-01608-00-2) is currently 2.18 acres and will decrease to 1.54 acres and Lot 2 (Tax ID 37-00-01606-50-8) is currently 0.36 acres will increase to just over 1 acre. As noted on the submitted Plan No. C-23-143, the purpose of this plan is to adjust the lot line between the lots and operate a Limited Distillery out of the building on Lot No. 2. Increasing Lot 2 to just over an acre means that it will comply with the minimum lot area for the O/LI Zoning District with the Lewis Road Conditional Use Overlay Section 184-2278.B. Class II.

COMPREHENSIVE PLAN COMPLIANCE

This is a minor land development application to adjust the lot lines on two adjacent tax parcels. The application is generally consistent with the county and the township comprehensive plans.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal.

REVIEW COMMENTS

The County has no review comments.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal.

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 #24-0044-001 on any plans submitted for final recording.

Sincerely,

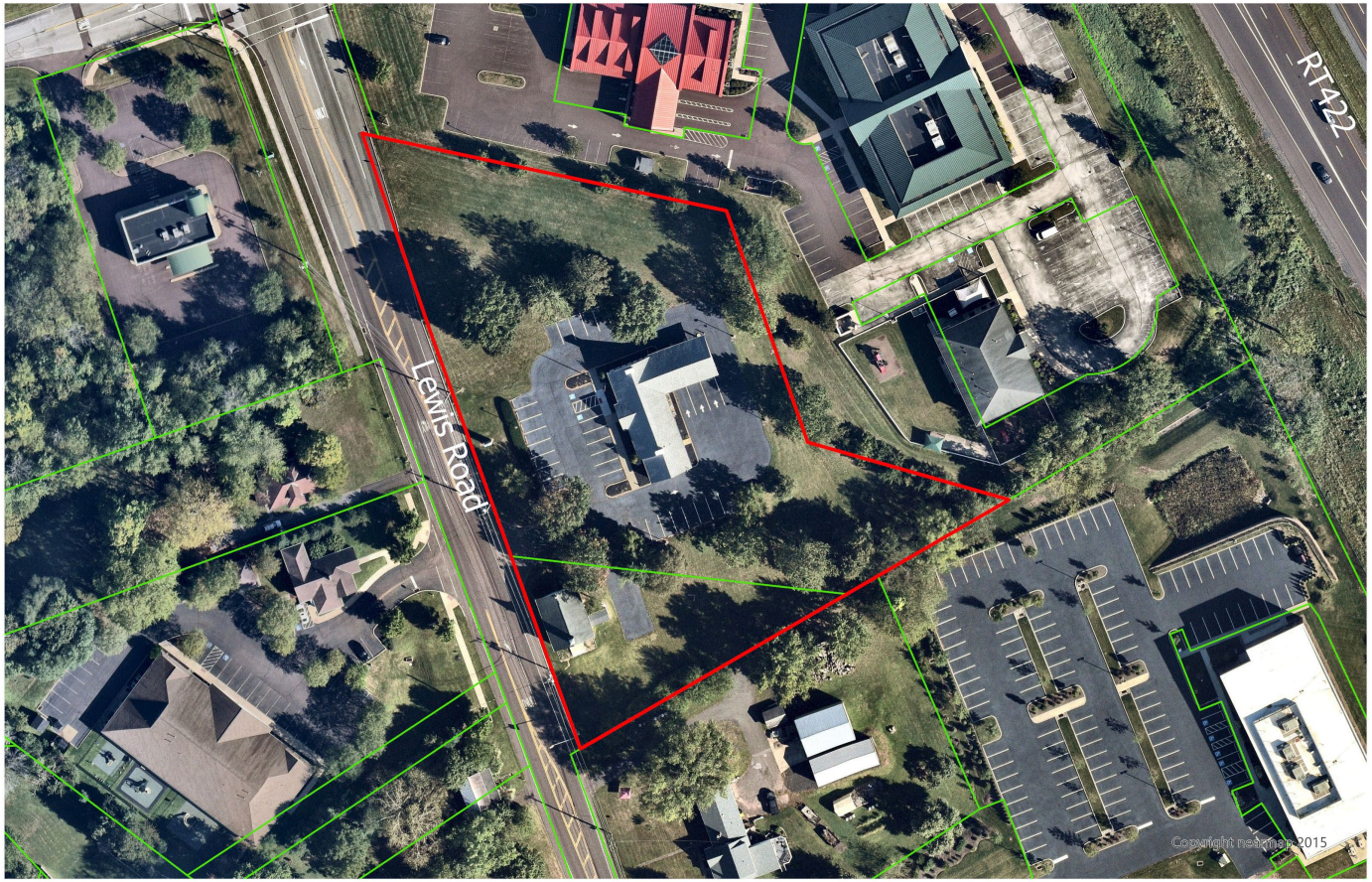


Andrew Turner, AICP, MRTPI, Transportation Planner
andrew.turner@montgomerycountypa.gov – 610-278-3638

c: Clark Rosenberry, Applicant
Daniel Kerr, Mgr., Limerick Township
Greta Martin Washington, Dir. Comm. Plng., Limerick Township
Christopher J. Haring, Chair Limerick Township Planning Commission

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

ATTACHMENT A: AERIAL – 528 AND 536 NORTH LEWIS ROAD



Lot Line Adjustment for
Forgotten Chapel, LLC
MCPC#240044001

Montgomery
County
Planning
Commission

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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

ATTACHMENT B: NONRESIDENTIAL LOT LINE ADJUSTMENT PLAN

