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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 17, 2024

Roman Pronczak
Whitpain Township
960 Wentz Road
Blue Bell, Pennsylvania 19422

Re: MCPC #19-0041-004
Plan Name: 1150 Wentz Road
(8 lots comprising 4.23 acres)
Situate: Between Plowshare Rd and Wentz Road intersections in Bluebell
Whipain Township

Dear Mr. Pronczak:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 22, 2024. We forward this letter as a report of our review.

BACKGROUND

GP Knox LLC has requested a review for the subdivision and land development of 1150 Wentz Road. The Subdivision and Land Development plan includes 4.23 acres, with 2.07 acres impacted by development and 2.16 acres defined as open space (51.13%). The subdivision plan includes 7 single family dwelling lots in the R-7 District.

Multiple waivers are requested, including:

- Section 129-10.D-Street widening for a collector street shall be 36 feet.
  - The street through the subdivision is shown as 22 feet wide. The applicant requests a waiver from this section, as this street is already improved.
- Section 129-21.C –Storm drains shall have a minimum diameter of 18 inches.
  - The applicant requests a waiver to allow the use of smaller pipe sizes due to the fact that pipes are private and maintained by the respective homeowner association.

- Section 129-58.C.(1) – Location of water courses, sanitary sewers, storm drains, and similar features within 400 feet of any part of the land to be subdivided or developed.
    - The applicant requests a waiver to allow the use of aerial photography to show the features within 400 feet of the site.

The site was approved for conditional use on January 16, 2024, to allow for the Open Space Designation Option as noted in Section 160-85.1 of the Township Zoning ordinance.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision* is structured around the implementation of themes and goals. Designating open space within this subdivision aligns with the "Sustainable Places" theme and the goal of conserving natural resources through the permanent protection of natural resources and open spaces. Depending on the type of open space being provided by this plan, there is the potential to align with the township's goal to continue expanding its open spaces to meet the recreational needs of residents.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's application, however, in the course of our review we have identified the following issues that the applicant and Whitpain Township may wish to consider prior to approval of the conditional use. Our comments are as follows:

REVIEW COMMENTS

OPEN SPACE ACCESS

We suggest that the open space be useable to all parcels of the subdivision by providing access via a simple trail for ease of usability.

LANDSCAPING

A. Liquidambar Styraciflua produces fruit litter that may cause undesired maintenance needs and issues for both pedestrians walking on the adjacent sidewalks or vehicles on Road A or parked in adjacent driveways. The applicant may want to consider removing this tree from the site's street tree selection.
B. It is recommended that the applicant consider providing additional notes on the Tree Planting Details found on the Landscaping Plan to ensure trees are planted with their trunk flare exposed and above grade.

STREET DESIGN

A. Curbs

The proposed curb taper from Road A to Wentz Road is irregular, and it is suggested that the township confer further with the applicant on the reasoning for this design. We defer to the township engineer on whether or not this design is appropriate. If the township has plans for improvements in the ROW of Wentz Road in the future, it is also recommended that the curb lines meet closer to the edges of the parcel, as opposed to further down Wentz Road in each direction.

B. Road Width

It is unclear if Road A would be designated as no parking. If parking is likely, it is recommended that the roadway width be extended to 28’ to allow adequate space for two vehicles going in each direction with one-sided parking and adequate space for emergency vehicle to pass vehicles, if needed.

C. Sidewalks, curb ramps, and crosswalks

1. It is recommended that the applicant show existing sidewalks and proposed sidewalks on all appropriate sheets, clearly noting areas to be protected to remain, or those that will require removal for the new road connection (Road A) to Wentz Road. The proposed sidewalk widths within the entire parcel should also be noted on all sheets. As recommended in the Walk Montco Plan, sidewalk widths should be a minimum of 5’ for comfort and ADA accessibility.
2. We also recommend that all curb ramps be shown on the appropriate sheets and that a crosswalk spanning across the new Road A be included on the plan.

D. ROW Dedication

It is recommended that the Township discuss the right of way dedication of the Wentz Road frontage up to the Ultimate ROW line to the township. This would allow additional roadway space for future improvements along Wentz Road by the Township.

STORMWATER MANAGEMENT

A. Infiltration Basins

We suggest the applicant ensure that appropriate provisions had been made for overflow control from the infiltration basins during large storm events.

B. Post-Development Drainage Shed Plan

1. The proposed surface flow path along the southern edge of the parcel appears to drain into the adjacent property at 1130 Silver Lake Lane. We suggest that the applicant modify the flow path to ensure that water is managed appropriately on site, or connects to an appropriate drainage inlet.
2. The proposed surface flow on the southern edge of the parcel also shows a drainage path that approaches Proposed Dwelling 7. We suggest the Township ensure that the distance from the dwelling is adequate enough that it will not be affected by water infiltration during large storm events.

C. Pipe Sizes

We defer to the Township engineer on the approval of the waiver for the smaller pipe size to ensure that the pipe size requested can adequately convey flow as needed in the subdivision.

DEMOLITION PLAN

It appears that what is titled the "Existing Features and Demolition Plan" is a tree removal plan. The title of this sheet should be modified to clearly state what is shown. Additionally we recommend that the Township ensure that an adequate demolition plan is included in the plan set that shows, among other information, the extent of the removal within the ROW for the driveway connection to the subdivision.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve the Whitpain Township planning objectives.

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 #19-0041-004 on any plans submitted for final recording.

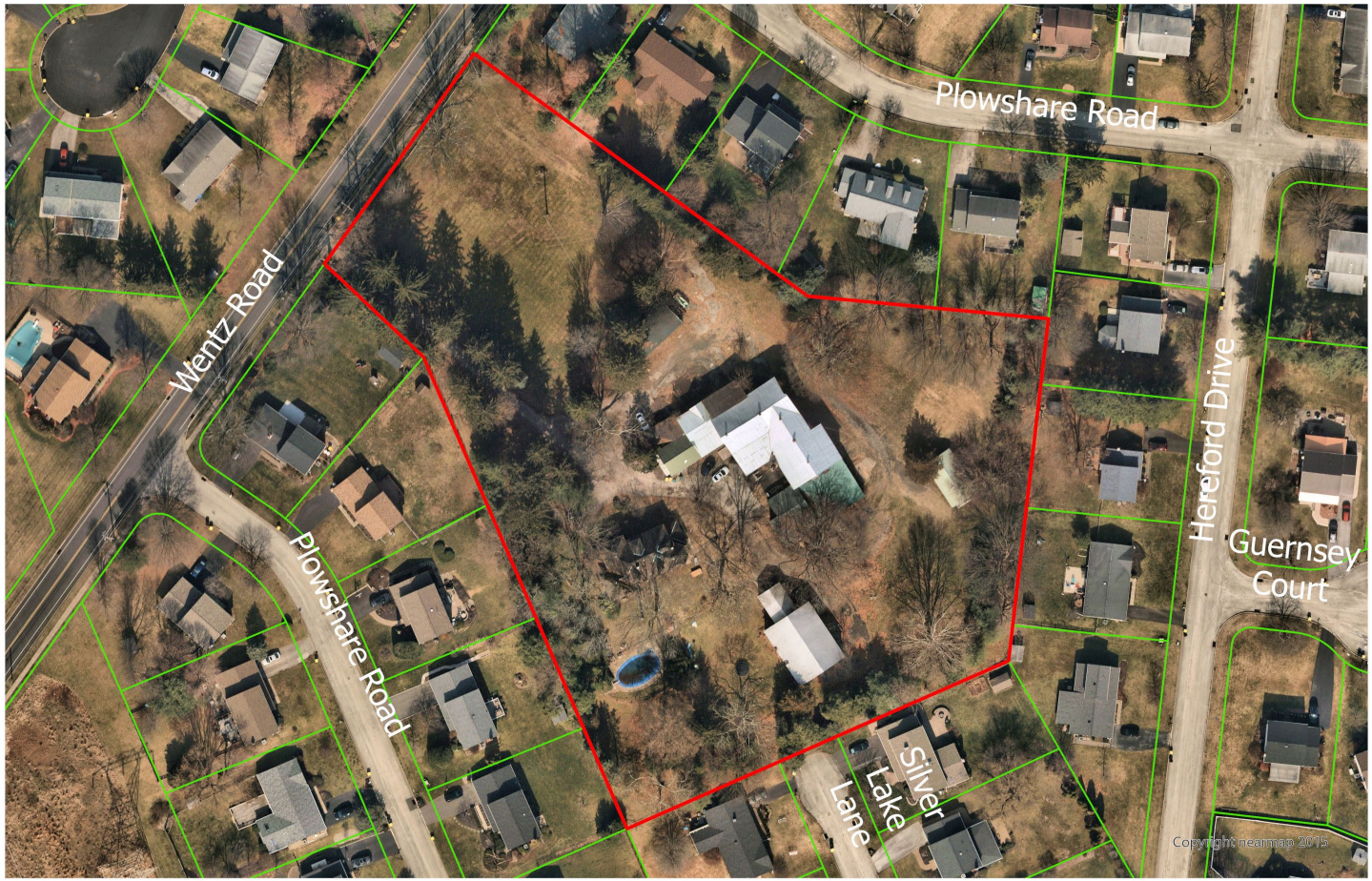
Sincerely,

Erin Feehily, PLA, Design Planning Assistant Manager
610-278-3757 – erin.feehily@montgomerycountypa.gov

c: GP Knoxx, LLC
Anthony J. Hibbeln, P.E., Applicant's Representative
Kenneth Corti, Chair, Township Planning Commission
James Blanch, Township Engineer
Michael P. Clarke. Esq., Township Solicitor

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

ATTACHMENT A



1150 Wentz Road
MCPC#190041004

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

