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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 2, 2024

Ms. Beth Gooch, Planning and Zoning Coordinator
Franconia Township
P.O. Box 128
Franconia, Pennsylvania 18924

Re: MCPC# 24-0135-001
Plan: Souderton HS - Synthetic Turf Fields
Situate: Lower Road/Forman Road
Franconia Township

Dear Ms. Gooch:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested June 3, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Souderton Area High School, proposes to replace existing grass fields with synthetic turf fields at the Souderton High School site. The development takes place in the IN – Institutional zoning district.

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 Franconia Township may wish to consider prior to final approval. Our comments are as follows:

REVIEW COMMENTS

A. Stormwater – We recommend the applicant and municipality develop an operation, inspection, and maintenance program for the underground stormwater detention facilities in order to guarantee that the system will continue to function properly. Due to the loss of natural areas, we recommend the applicant look for opportunities to incorporate green stormwater infrastructure on the site in the future.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Franconia's 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 (#24-0135-001) on any plans submitted for final recording.

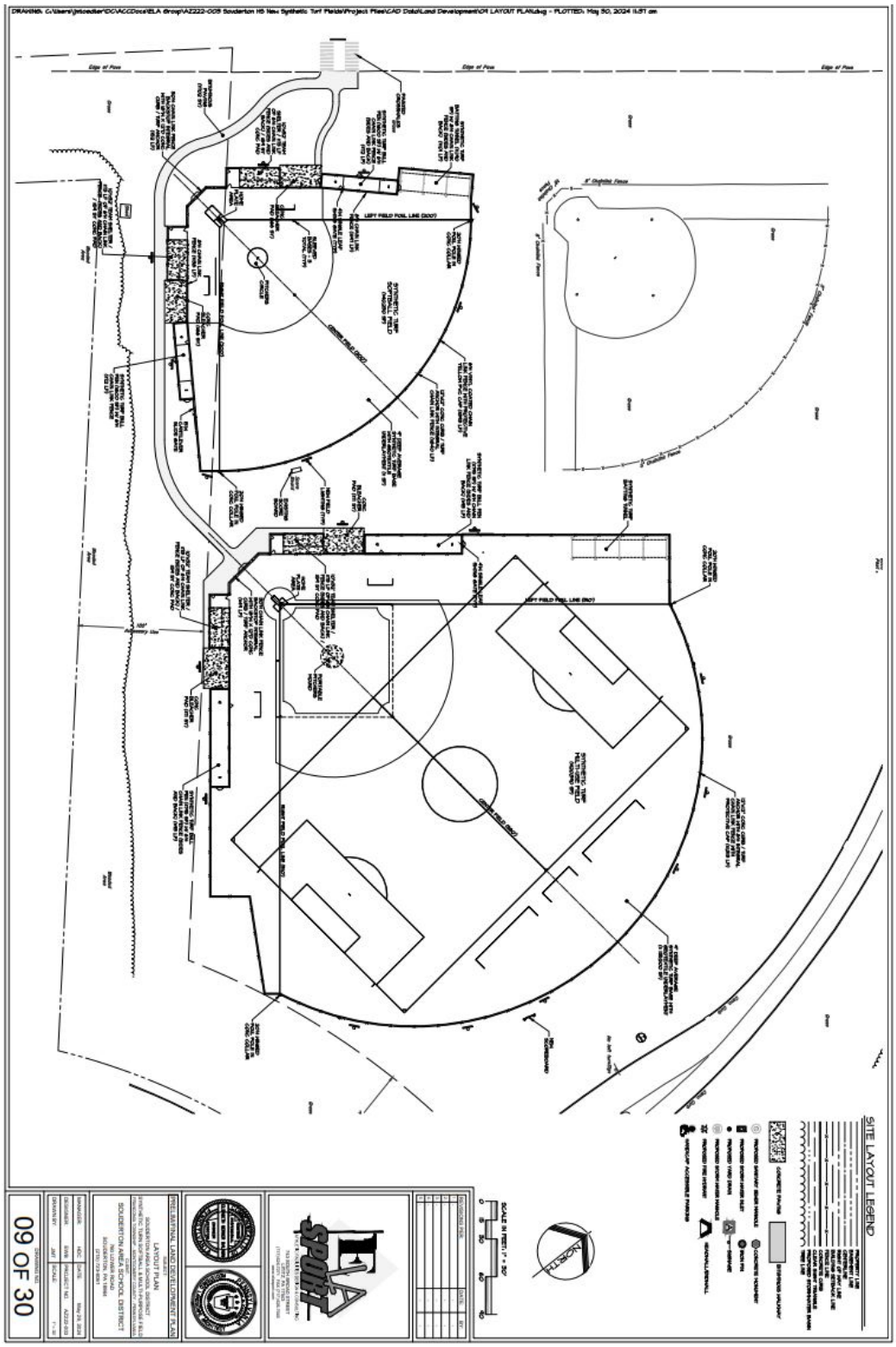
Sincerely,

Jon A. Lesher, Environmental Planning Assistant Manager
610-278-3750 – Jon.Lesher@montgomerycountypa.gov

C: Eastburn and Gray, PC, Township Solicitor
Bursich Associates, Township Engineer

Attachments:
Site Plan (Appendix 1)
Aerial (Appendix 2)

Site Plan – Souderton HS - Synthetic Turf Fields- Franconia Township



Aerial- Souderton HS - Synthetic Turf Fields- Franconia Township

