MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 22, 2024

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC #21-0110-004
Plan Name: Lederach-Cross Road Development
(6 dwelling units on 2 lots comprising approximately 1.01 acres)
Situate: Lederach-Cross Road (north)/Harleysville Pike (east)
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 18, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Shihadeh Contracting, LLC, is proposing a lot consolidation and residential development of three twin homes for a total of six dwelling units. The proposed lot consolidation would result in one 44,001-square foot property that would have frontage on Lederach-Cross Road and Harleysville Pike. The proposed units would have frontage along and a shared driveway on Lederach-Cross Road, as well as an emergency-only access driveway from Harleysville Pike. One garage parking space would be provided for each dwelling, as well as six overflow spaces. A sidewalk would be provided along Lederach-Cross Road and a new stormwater management basin to replace the existing basin. The property is located in the VC-Village Commercial Zoning District and is served by public water and sewer. We reviewed a previously submitted proposal for this site in a letter dated April 21, 2021, September 18, 2023, and May 13, 2024.

COMPREHENSIVE PLAN COMPLIANCE

A. *MONTCO 2040* – The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as "Village Center." Village Centers are traditional village areas with a mix of retail, office, and residential uses, and usually have small separate buildings located close to each other. New residential development should respect the historic character of the village by being small in scale and locating parking behind buildings with common driveways when feasible.

B. Indian Valley Regional Comprehensive Plan – The proposal is generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in a Village Conservation area on the Future Land Use map. New infill development should be compatible with the existing character and heritage of the village.

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 issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows.

REVIEW COMMENTS

REITERATED COMMENTS

We wish to reiterate the following comments from our previous review letter, dated May 13, 2024.

A. Stormwater Management. The amount of impervious surface coverage on the site would increase to 80%, a significant increase as the site is currently mostly undeveloped. To accommodate the additional flow, the applicant is proposing a subsurface basin. The applicant is currently proposing turf grass to be planted on a mound over the subsurface basin area. We recommend the applicant explore the option of designing some of the area as a rain garden to capture, store, and filter stormwater as it drains to the subsurface basin.

1. Maintenance. The applicant should ensure that the future tenants of the Home Owners Association understand the maintenance required for the subsurface stormwater basin and grinder pumps that are proposed for the sewer lines.

B. Street Trees. The proposal includes street trees along Lederach-Cross Road, landscaping to buffer abutting properties, and trees along the emergency access drive. Few trees are proposed to be planted within the site, nor along the driveway or parking area. We recommend additional trees be planted where feasible, such as along the side of Unit 6 and between Units 2 and 3.

C. Pedestrian Connectivity. The applicant is requesting a waiver from §142-41 to not provide sidewalk, curb or storm sewers along the Harleysville Pike frontage. We understand that the frontage along Harleysville Pike is narrow (25 feet) and there is little space beyond the emergency driveway for pedestrian connections, and that there are currently no sidewalks on Harleysville Pike. However, we feel that considering how and when sidewalks could be developed is important for planning future pedestrian connections to the village center.

We recommend the applicant design the emergency access driveway apron in such a way that it could accommodate future sidewalk connections, as well as ensuring that there is a clear and accessible path across the driveway apron to signal a continuation of a pedestrian area, in the event that sidewalks are constructed at a later date.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford's planning objectives for residential development in the Village of Lederach.

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.

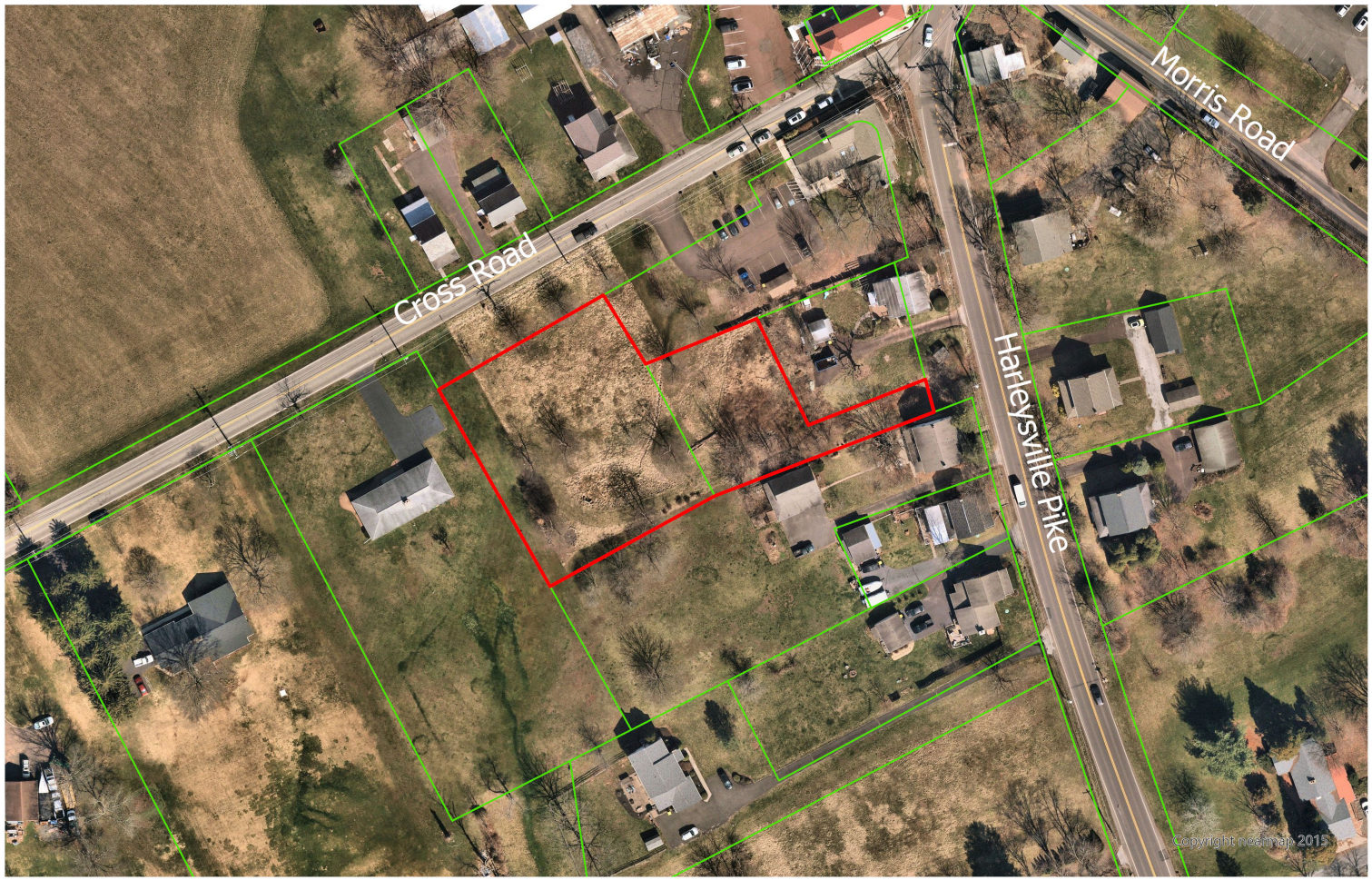
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (21-0110-004) on any plans submitted for final recording.

Sincerely,

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

c: Shihadeh Contracting, LLC, Applicant
Anthony Brunkan, Applicant's Representative
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michelle Fountain, P.E., Township Engineer
John Evarts, P.E., Township Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager
Stephanie Butler, P.E., Township Traffic Engineer

Attachments: A. Site Plan
B. Land Use Plan



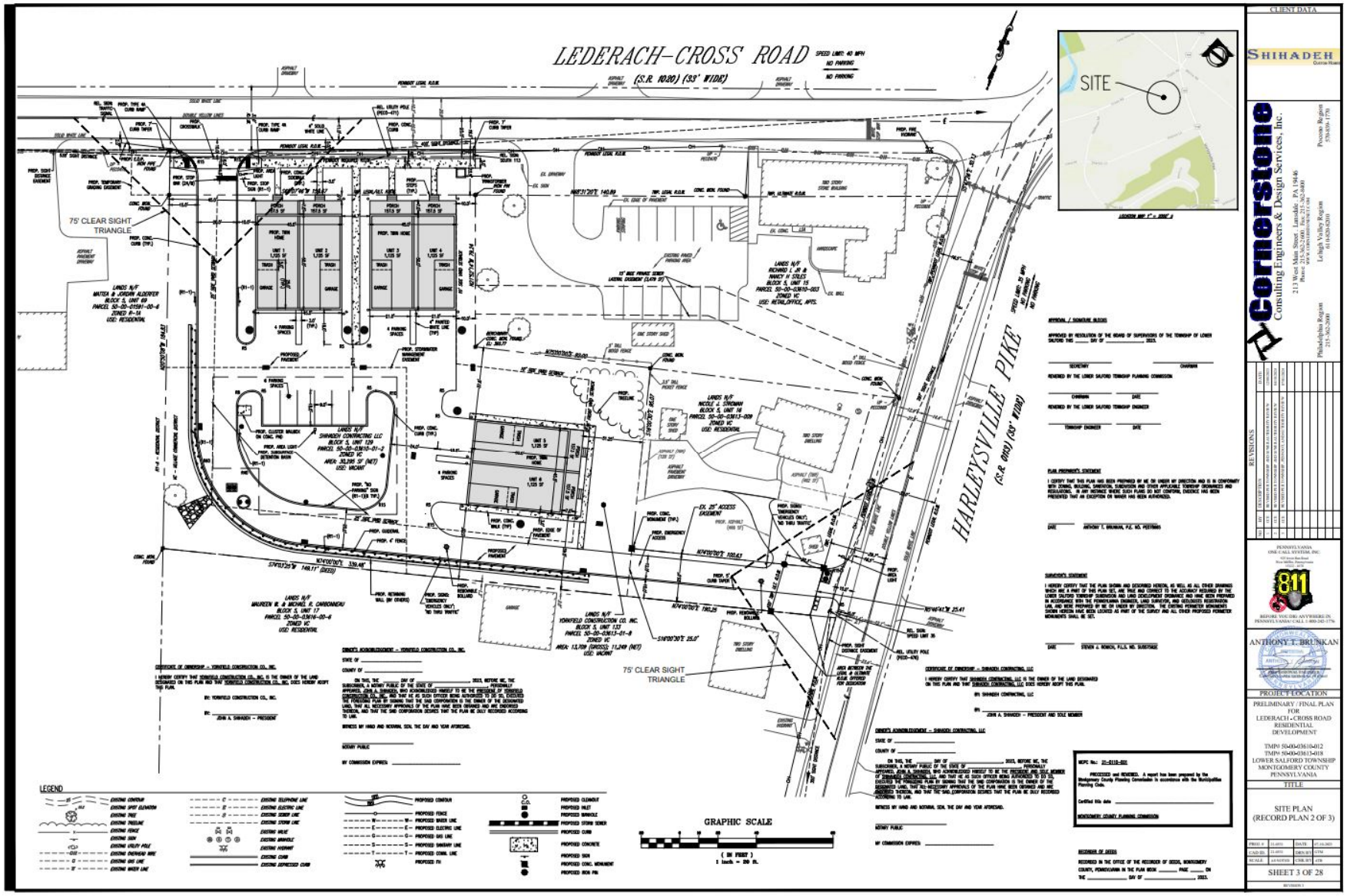
Lederach-Cross Road Development
MCPC#210110004

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


LEDERACH-CROSS ROAD
(S.R. 1020) (33' WIDE)
HARLEYSVILLE PIKE
(S.R. 0113) (80' WIDE)
SITE
75' CLEAR SIGHT TRIANGLE
GRAPHIC SCALE
LEGEND
SHEET 3 OF 28