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

610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 4, 2024

Will Brugger, Director of Planning
Towamencin Township
1090 Troxel Rd
Lansdale, PA 19446

Re: MCPC #24-0168-001
Plan Name: North Penn High School Transportation Center
(1 lot comprising 104 acres)
Situate: Sumneytown Pike and S. Valley Forge Road
Towamencin Township

Dear Mr. Brugger:

We have reviewed the above-referenced land development sketch plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 31, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, North Penn School District is proposing to renovate North Penn High School, which will include additions to the existing school, as well as new construction, athletic fields and parking. Renovations to the existing school will add about 65,960 square feet of space. The applicant also plans to demolish the existing bus maintenance facility and parking lot to build a 20,000 square foot Transportation and Maintenance Facility that includes diesel pumps and additional parking.

This plan replaces a larger proposal that would have expanded North Penn High School to accommodate ninth grade students. The original proposal was voted down as a referendum in January of this year.

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 adopting this ordinance. Our comments are as follows:

REVIEW COMMENTS

Connectivity

Per Sec. 136-504.A. of the Township Code, sidewalks are required along the road frontages. The current plan calls for an 8-foot wide asphalt walkway along Sumneytown Pike, but does not extend the entirety of the southern property boundary. The County recommends extending the sidewalk to the eastern property boundary towards Calvary Baptist Church, as well as installing sidewalk along the South Valley Forge Road frontage. The County also suggests creating a pedestrian pathway along the proposed athletic fields that extends to the crosswalk at Snyder Road to improve connectivity with residential areas.

North Penn High School sits along the School Connection Route, one of the themed connection routes identified in the 2023 Towamencin Sidewalk Connectivity Study. The study also rated Sumneytown Pike and South Valley Forge Road as "most stressful" for pedestrians and cyclists. It is recommended that the applicant and Township work together to align the plan with the study's proposals, such as installing a crosswalk and/or rapid flashing beacon along Sumneytown Pike, and possibly creating a connection with the school's existing trail to Bridle Path Drive.

Parking and Lighting

The plan proposes two 380' x 210' athletic fields, but it is not known if these are intended to be practice fields or grandstand seating to accommodate spectators. If they are proposed as grandstand seating, the applicant should coordinate with the Township to ensure there are no additional parking and lighting requirements.

Setbacks

According to Sec. 153-415.F.(2), no parking area may be located less than 20 feet to any property line, unless it's part of a driveway for normal ingress and egress. The sketch plan shows the edge of the proposed transportation and maintenance parking lot right on the eastern property line. The County recommends clarifying whether this is an existing non-conforming setback, since the current parking lot is also on the eastern property line.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better accomplish Towamencin Township'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.

Please print the assigned MCPC number *#24-0168-001 on* any plans submitted for final recording.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
david.greenberg@montgomerycountypa.gov – (610)278-3741

c: Dr. Todd Bauer, Superintendent, North Penn School District
Stephen Skrocki, Chief Financial Officer, North Penn School District
David Kraynik, Towamencin Township Manager
Robert Iannozzi, Towamencin Township Solicitor
Mary Stover, Towamencin Township Engineer
Brett MacKay, Towamencin Township Planning Commission Chair

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

ATTACHMENTS A & B



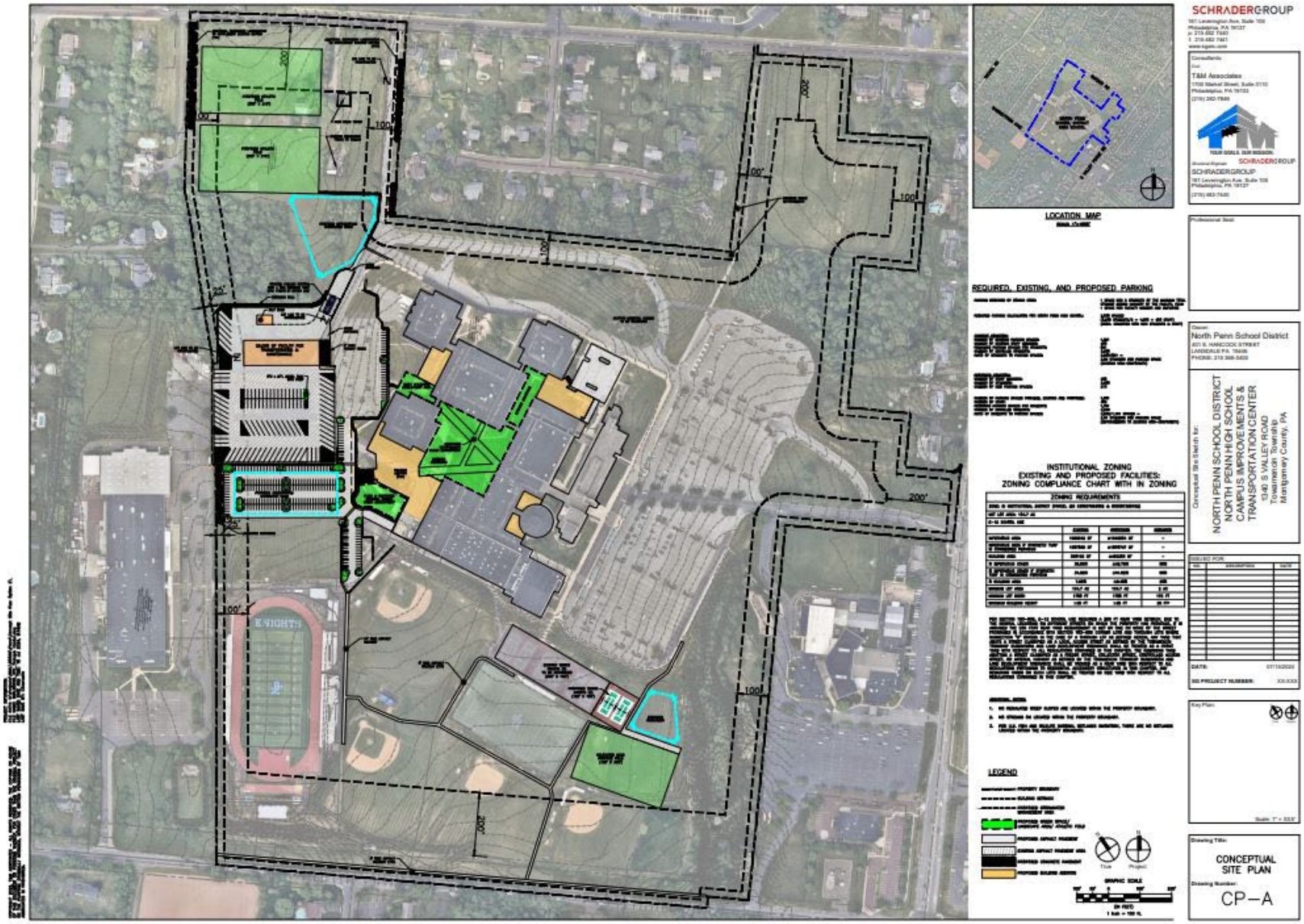
North Penn High School
Transportation Center - Sketch Plan
MCPC#240168001

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
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Aerial photography provided by Nearmap


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LOCATION MAP
REQUIRED, EXISTING, AND PROPOSED PARKING
INSTITUTIONAL ZONING
EXISTING AND PROPOSED FACILITIES:
ZONING COMPLIANCE CHART WITH IN ZONING
LEGEND
North Penn School District
NORTH PENN SCHOOL DISTRICT
NORTH PENN HIGH SCHOOL
CAMPUS IMPROVEMENTS &
TRANSPORTATION CENTER
1340 S VALLEY ROAD
Towamencin Township
Montgomery County, PA
CONCEPTUAL
SITE PLAN
CP–A