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MONTGOMERY COUNTY
PLANNING COMMISSION

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

610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 3, 2024

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

Re: MCPC #24-0187-001
Plan Name: 729 Harleysville Pike
(4 lots lot comprising approximately 7.84 acres)
Situate: Harleysville Pike (cross street: Lederach Cross Road)
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 August 22, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Sharra Mercer, proposes to subdivide one lot into four lots and to develop a single-family residence on each of the lots. The property contains an existing residential structure and accessory structures, which would be demolished. The proposal includes four homes which would all be accessed from a single driveway. Two lots (Lot 1 and Lot 2) would have frontage along Harleysville Pike. Lot 3 and Lot 4 would be rear lots and take access from the shared driveway.

The property is located in two zoning districts: the front portion (Lots 1 & 2) is in the R-2 Residential District and the rear (Lots 3 & 4) is in the R-1A District. The R-2 and R-1A Districts have different minimum lot sizes, which are reflected in the proposed lot sizes on the plan. The minimum lot area in the R-2 District is 32,500 square feet (§164-39) and the minimum lot area in the R-1A District is 80,000 square feet (§163-28).

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as on the border of the "Rural Resource" and the "Village Center" future land use categories. The proposal is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is

located in a Rural Resource area, and adjacent to a Village Conservation area in Lederach, on the Future Land Use map.

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. Rural areas should have very limited new development. Generally, these areas should not be served by public sewers or public water, except for special cases involving failing on-lot sewer systems. Developable Land in Rural Resource Areas, which might be unpreserved farms or wooded properties, should remain undeveloped, although the little development that does occur in the Rural Resource Areas will most likely be on these properties.

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

SEWER

Based on the sketch plan provided, it is not clear if the applicant is proposing to extend sewers to this property. If the applicant intends to extend the sewer lines for this development, we recommend the applicant show the sewer lines on the plan. If the applicant proposes to use on-lot sewer, we recommend that the applicant demonstrate that the site is suitable for development based on percolation rates.

STORMWATER

The property contains a small tributary to the Perkiomen that runs southeast and crosses under Schlosser Road. Bowmansville-Knauers soils, which follow the tributary through the property, are indicative of headwaters area and wetlands and could be important natural resources. The plan sites the houses and driveways of Lots 3 and 4 in the portion of the property where the Bowmansville-Knauers soils are mapped. The applicant may want to consider the location of the homes in relation to the soils and natural features.

SIDEWALKS

We recommend sidewalks be added along the Harleysville Pike frontage of Lots 1 and 2. The property is located just outside of the Village of Lederach, where sidewalks are encouraged. However, because the property is located within walking distance (less than one-quarter mile) outside of the center of Lederach, we suggest that pedestrian connections to the village are important. The businesses in Lederach provide a destination and could benefit from becoming more accessible for the people who live within walking distance.

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 low-density residential development adjacent to 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 (24-0187-001) on any plans submitted for final recording.

Sincerely,

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

c: Sharra Mercer, Applicant
Susan Rice, STA Engineering, Inc., Applicant's Engineer
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

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

ATTACHMENTS A & B



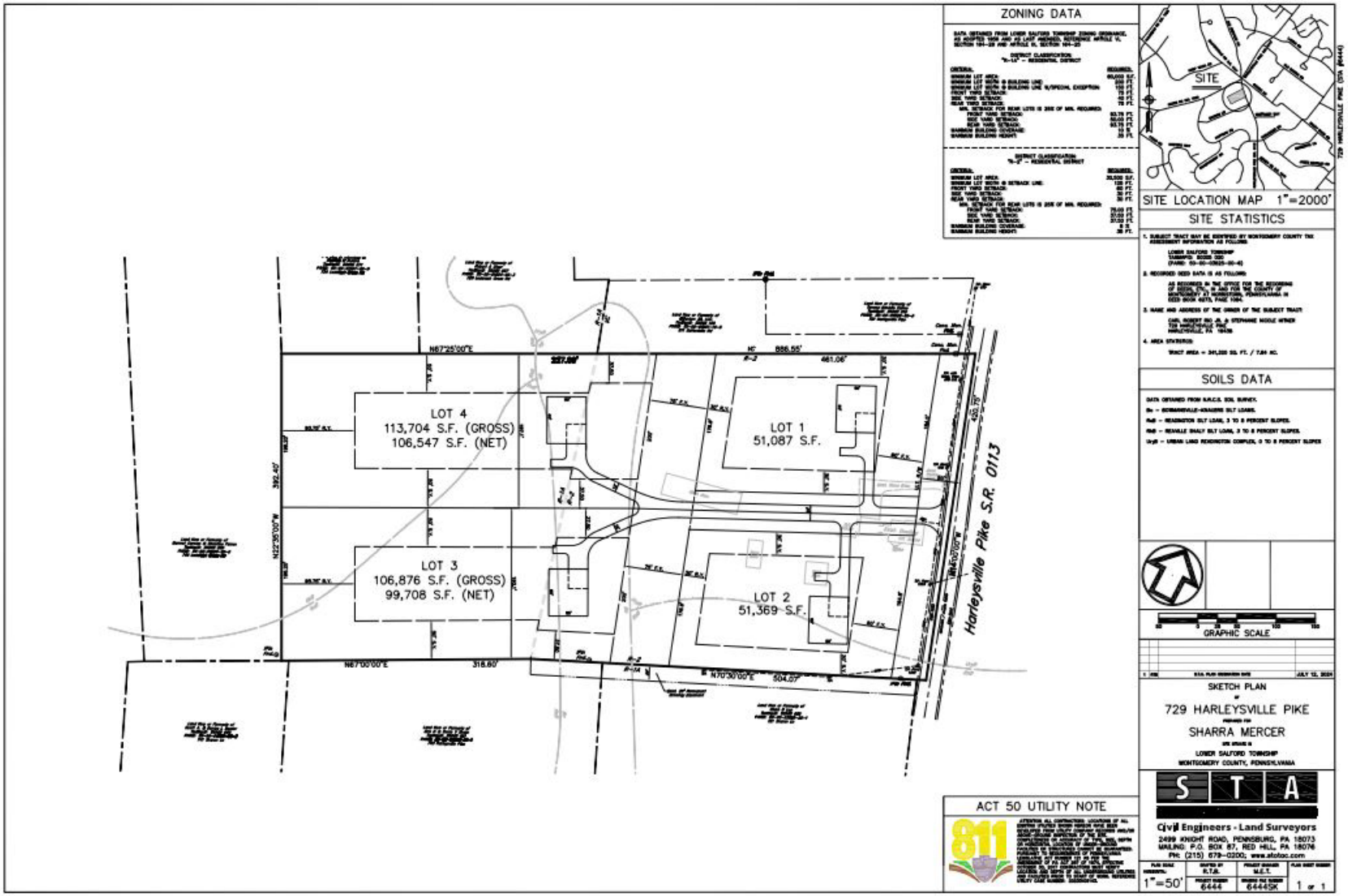
729 Harleysville Pike
MCPC#240187001

Montgomery County Planning Commission

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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


ZONING DATA
SITE
SITE LOCATION MAP 1"=2000'
SITE STATISTICS
SOILS DATA
LOT 4
113,704 S.F. (GROSS)
106,547 S.F. (NET)
LOT 1
51,087 S.F.
LOT 3
106,876 S.F. (GROSS)
99,708 S.F. (NET)
LOT 2
51,369 S.F.
Harleysville Pike S.R. 0113
N67°25'00"E
N22°35'00"W
392.40'
N67°00'00"E
318.60'
N70°30'00"E
504.07'
GRAPHIC SCALE
SKETCH PLAN
729 HARLEYSVILLE PIKE
SHARRA MERCER
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
ACT 50 UTILITY NOTE
811
S T A
Civil Engineers - Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
MAILING: P.O. BOX 87, RED HILL, PA 18076
PH: (215) 679-0200; www.atotac.com
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