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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

November 7, 2024

Anne W. Klepfer, Township Manager
Upper Hanover Township
PO Box 27
1704 Pillsbury Rd
East Greenville, PA 18041

Re: MCPC # 22-0252-003
Plan Name: Kraussdale Road Industrial Project
(1 lot comprising 21.45 acres)
Situate: Kraussdale Rd and Warner School Rd
Upper Hanover Township

Dear Ms. Klepfer:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 2, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Kraussdale Industrial Property, LLC, has submitted a final land development plan of a 21.45-acre parcel (# 57-00-02560-00-2) located along Kraussdale Road and Warner School Rd. The parcel is within the LI-Light Industrial zoning district, and is a permitted use in said district. This is the proposal's third submission.

COMPREHENSIVE PLAN COMPLIANCE

We find that the proposal is consistent with the *Upper Perkiomen Valley Regional Comprehensive Plan* and generally consistent with *Montco 2040: A Shared Vision*. This parcel is identified as appropriate for growth and falls within the "Business Area" category in our future land use map in *Montco 2040*. For complete details, please see our review for the second submission (MCPC 22-0252-002) dated March 29, 2023.

RECOMMENDATION

The Montgomery County Planning Commission supports the applicant's proposal without further comment.

REVIEW COMMENTS

No comments.

CONCLUSION

The recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal rests with 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 (22-0252-003) on any plans submitted for final recording.

Sincerely,



Austin Mosby
Planner I
Montgomery County Planning Commission
(610) 278-3529
austin.mosby@montgomerycountypa.gov

cc: Gerald Gorski, Kraussdale Industrial Property, LLC, Applicant
Kellie A. McGowan, Applicant's Representative
Richard Fain, Upper Hanover Township Planning Commission Chairperson
Brandon Reed, Upper Hanover Township Planning Commission Vice-Chairperson

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

ATTACHMENTS

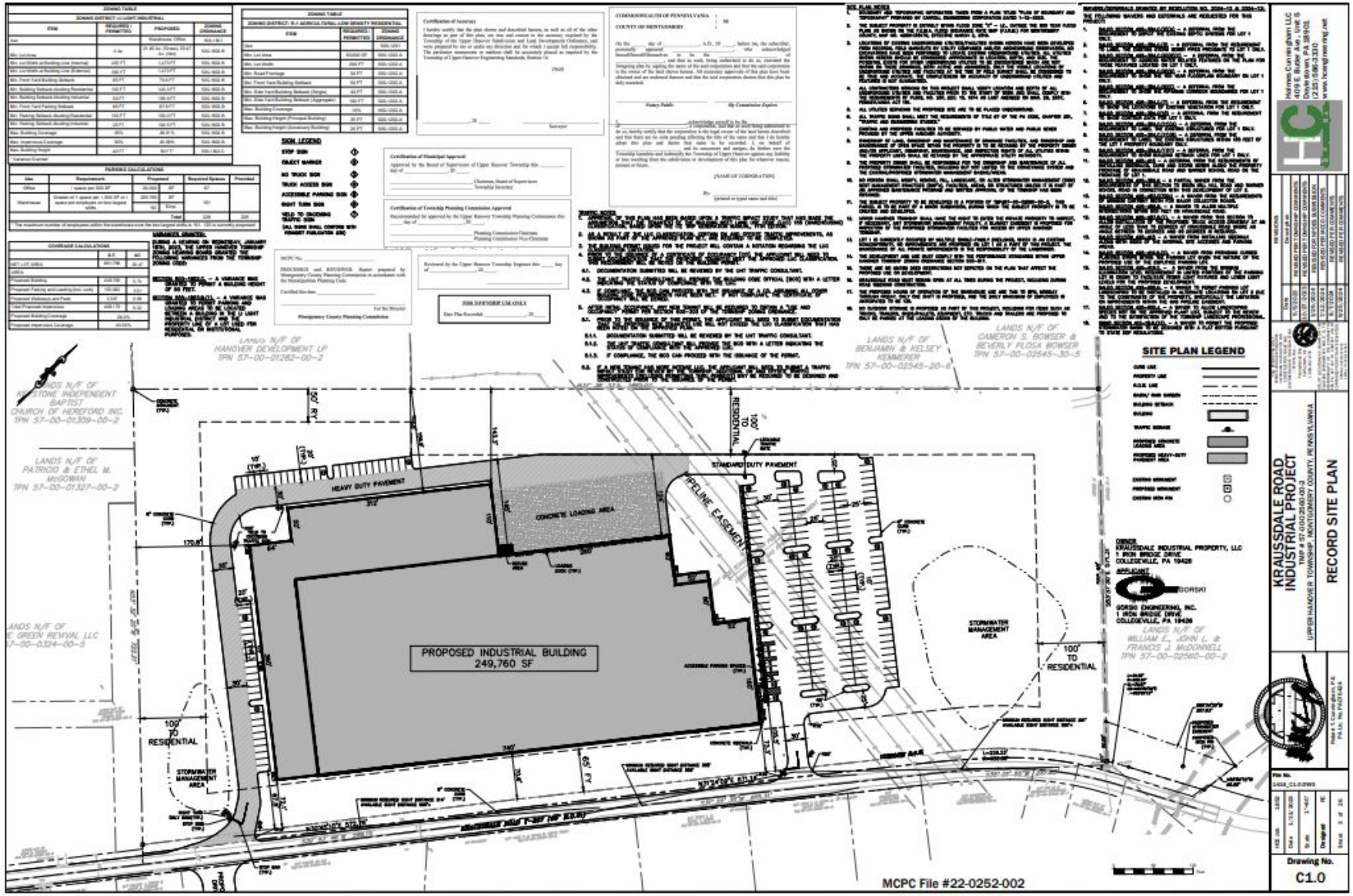


Kraussdale Road Industrial Project
MCPC#220252003

Montgomery County Planning Commission
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

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KRAUSSDALE ROAD
INDUSTRIAL PROJECT
RECORD SITE PLAN
PROPOSED INDUSTRIAL BUILDING
249,760 SF
HEAVY DUTY PAVEMENT
STANDARD DUTY PAVEMENT
CONCRETE LOADING AREA
PIPELINE EASEMENT
STORMWATER MANAGEMENT AREA
100' TO RESIDENTIAL
SITE PLAN LEGEND
MCPC File #22-0252-002
Drawing No.
C1.0