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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 13, 2024

John Ernst, AIA, CBO Borough Manager
Lansdale Borough
One Vine Street,
Lansdale, PA 19446

Re: MCPC #24-0220-001
Rex Heat Treat
Preliminary Land Development Plan
Lansdale Borough

Dear Mr. Ernst:

We have reviewed the above-referenced land development plan as you requested on October 10, 2024 in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review:

BACKGROUND

Lucent Energy Management, the applicant, has submitted a preliminary land development plan for the development of 48,663.8 square feet of solar arrays to power the existing facility at 1141 West Eighth Street along with the construction of a 6,000 square foot storage building. The property is currently used as a metalworking facility in the Industrial District. The applicant has submitted a preliminary plan dated March 6, 2024.

COMPLIANCE WITH COMPREHENSIVE PLANS

The plan is consistent with *MONTCO 2040: A Shared Vision,* the comprehensive plan for Montgomery County. The development falls within the "Business Area" on the future land use map. This future land use primarily calls for large offices, research and development facilities, and large industrial uses. The use fits within the definition. Additionally, this project fits within the Sustainable Places chapter recommendation of "adapt to changing energy and communications needs and assist municipalities adjusting to these changes."

The plan is consistent with Lansdale 2040 Comprehensive Plan. The borough's plan calls for the continuation of renewable energy exploration and encouragement including recommendations in 7H (Continue exploring how the Electric Department can expand local and "green" electricity generation

models, including those that are solar-generated) and 9C (Investigate opportunities to establish renewable energy demonstration projects).

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 borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

COMPREHENSIVE PLAN

A. Solar Ordinance: The county encourages the borough to establish a renewable energy ordinance consistent with recommendation 9A of the borough's comprehensive plan. This would allow private property owners to develop renewable energy facilities with effective design standards that reflect the borough's development pattern. The county would be available to assist.

LANDSCAPING

A. Plantings: The county encourages the borough to engage with the applicant to create native meadows and low maintenance pollinator friendly habitats within the solar array vicinity. This is meant to improve the visual aspect of the use, provide an additional benefit to the local ecosystem, and potentially reduce erosion. Linked is a Department of Energy explainer on the topic.

B. Buffer: The county encourages the borough to work with the applicant to establish a planted buffer between the development and Squirrel Lane.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the borough's planning objectives for development.

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 (#24-0220-001) on any plans submitted for final recording.

Sincerely,

Timothy P. Staub, Senior Community Planner
Timothy.Staub@montgomerycountypa.gov – 610-278-3751

c: Michael Panachyda, Chair, Borough Planning Commission
Maria Lohan, Department of Code Enforcement
John Kennedy, AICP Borough Planner
Jason Van Dame, Director of Community Development
Jessica Buck, District Manager, MCCD
Brandon Reynolds, Applicant
Amy Cantano, Applicant's Attorney

Attachment 1: Aerial Image of the Property
Attachment 2: Development Plan

ATTACHMENT 1



Rex Heat Treat
MCPC#240220001

ATTACHMENT 2

