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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 13, 2024

Jason Wager, Township Manager
Lower Frederick Township
53 Spring Mount Road
Schwenksville, PA 19473

Re: MCPC #24-0253-001
Plan Name: Yerger Minor Subdivision
(2 lots comprising 17 acres)
Situate: Yerger Road (N) and Ryanford Road (E)
Lower Frederick Township

Dear Mr. Wager:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 19, 2024. We forward this letter as a report of our review.

BACKGROUND

We are in receipt of a subdivision plan dated September 27, 2024, prepared by The Crossroads Group, LLC for the applicant, Wendy Bohannon. The proposed minor subdivision would transfer an area measuring 9,597 square feet from Lot 1 to Lot 2. Existing Lot 2 is 0.86 acres in size. Including the transferred area, the proposed Lot 2 is enlarged to 0.99 acres. The two subject parcels are located in Lower Frederick Township's R-1 Rural Residential zoning district, where the minimum lot size is two acres. The proposed simple conveyance reduces the magnitude of the undersized lot's existing nonconforming condition. No land development or physical improvement is proposed.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the comprehensive plans of the county, region, and township.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal and we believe that it will achieve the township's planning objectives for residential 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 (*#24-0253-001*) on any plans submitted for final recording.

Sincerely,

John Miklos, Senior Community Planner
John.Miklos@montgomerycountypa.gov – (610) 278-3554

c: Wendy Bohannon, Applicant
Greg Pocius, Chair, Municipal Planning Commission
Carol Schuehler, PE, Township Engineer

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

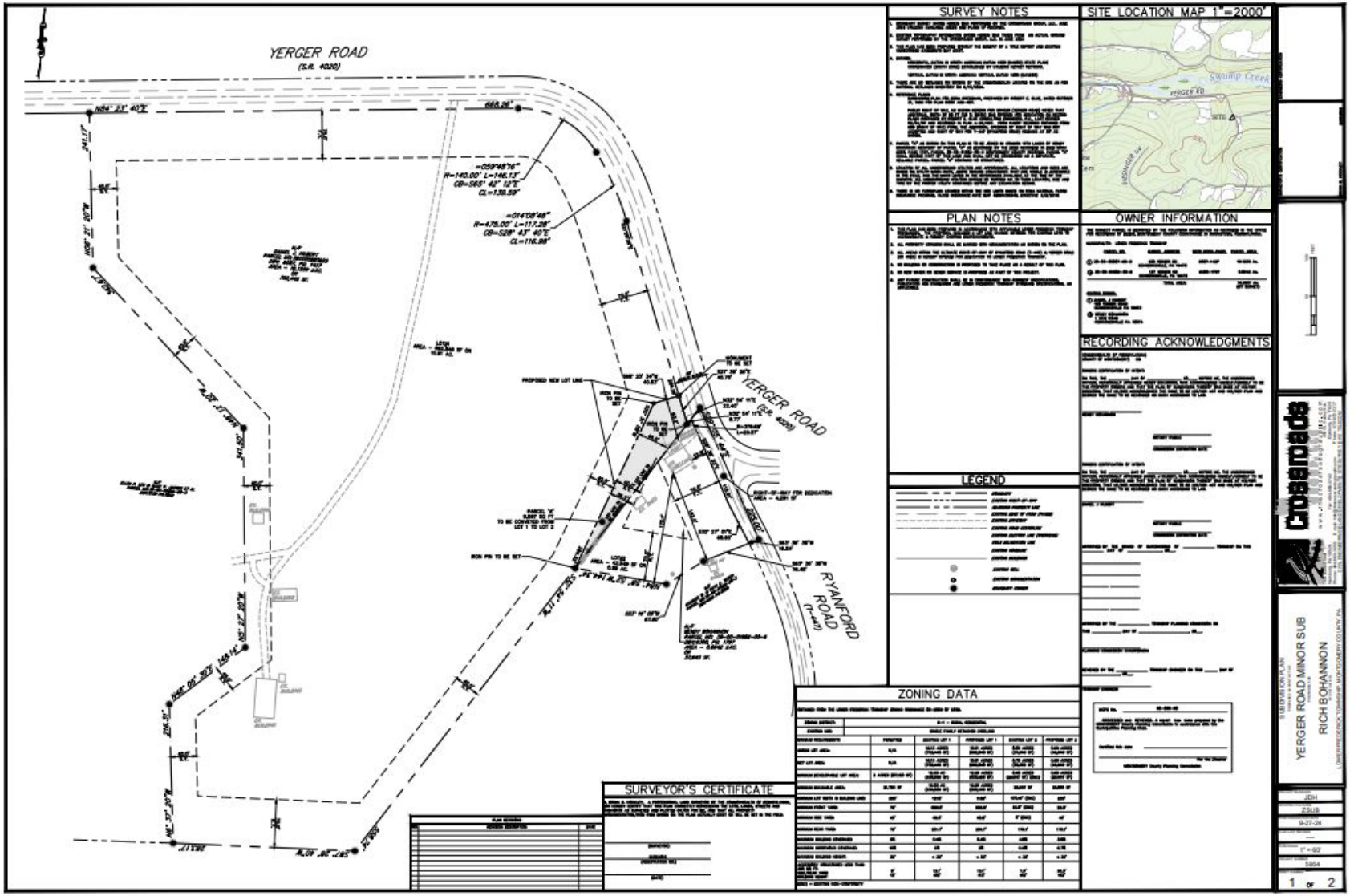
ATTACHMENTS

Site Aerial



Yerger Minor Subdivision
MCPC#240253001

Site Plan


YERGER ROAD
(S.R. 4010)
RYANFORD ROAD
(T-447)
SURVEY NOTES
SITE LOCATION MAP 1"=2000'
PLAN NOTES
OWNER INFORMATION
RECORDING ACKNOWLEDGMENTS
LEGEND
ZONING DATA
SURVEYOR'S CERTIFICATE
YERGER ROAD MINOR SUB
RICH BOHANNON
LOWER FREDERICK TOWNSHIP, MONTGOMERY COUNTY, PA.
ZDH
ZSUB
9-27-24
1" = 60'
1964
1 OF 2