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MONTGOMERY COUNTY
PLANNING COMMISSION

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

610 - 278 - 3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 26, 2024

Andrew Duncan, Township Manager
Douglass Township
1350 E. Philadelphia Ave
Gilbertsville, PA 19525

Re: MCPC #24-0270-001
Plan Name: 144 Township Line Road
(2 lots / 5.384 acres)
Situate: Township Line Road @ Swamp Pike
Douglass Township

Dear Mr. Duncan,

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 12, 2024. We forward this letter as a report of our review.

BACKGROUND

The Applicant, Laverne Stauffer, is proposing to subdivide a 5.384 acre property, located on Township Line Road, into 2 lots. Lot 1 is proposed to be 0.682-acres and contain a new single-family detached home, while Lot 2 is proposed to be 4.702 acres and contain an existing single-family home with associated accessory structures. The proposal is located within the township's R-2 zoning district. The proposed dwelling will be served by public sewer and have a new on-site well drilled.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. The property is located in an area identified as Suburban Residential in the Future Land Use Plan of the County's Comprehensive Plan. Primary uses in these areas include single-family detached homes. Residential development should match the character of housing found in the immediate neighborhood, and trees and other sensitive land should be preserved.

The proposal is generally consistent with the Pottstown Metropolitan Regional Comprehensive Plan. The property is located in a secondary growth area, where residential growth is to be directed. New residential development should be built to reflect the context of the surrounding community and adjacent land uses.

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 issue that the applicant and Douglass Township may wish to consider prior to plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING

1. We recommend that the applicant provide a zoning chart outlining how both proposed lots comply with the dimensional requirements in the R-2 district per section 265-52.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our review comments will better achieve Douglass 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 (24-0270-001) on any plans submitted for final recording.

Sincerely,

Naomi Crimm

Naomi Crimm, Senior Planner
naomi.crimm@montgomerycountypa.gov – 610-278-3748

c: Laverne Stauffer, Applicant
John Aston, Applicant's Representative
Edward Reitz, Jr., Douglass Planning Agency
Blake Dunbar, Township Solicitor
Allison Lee, Township Engineer

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

ATTACHMENTS A & B

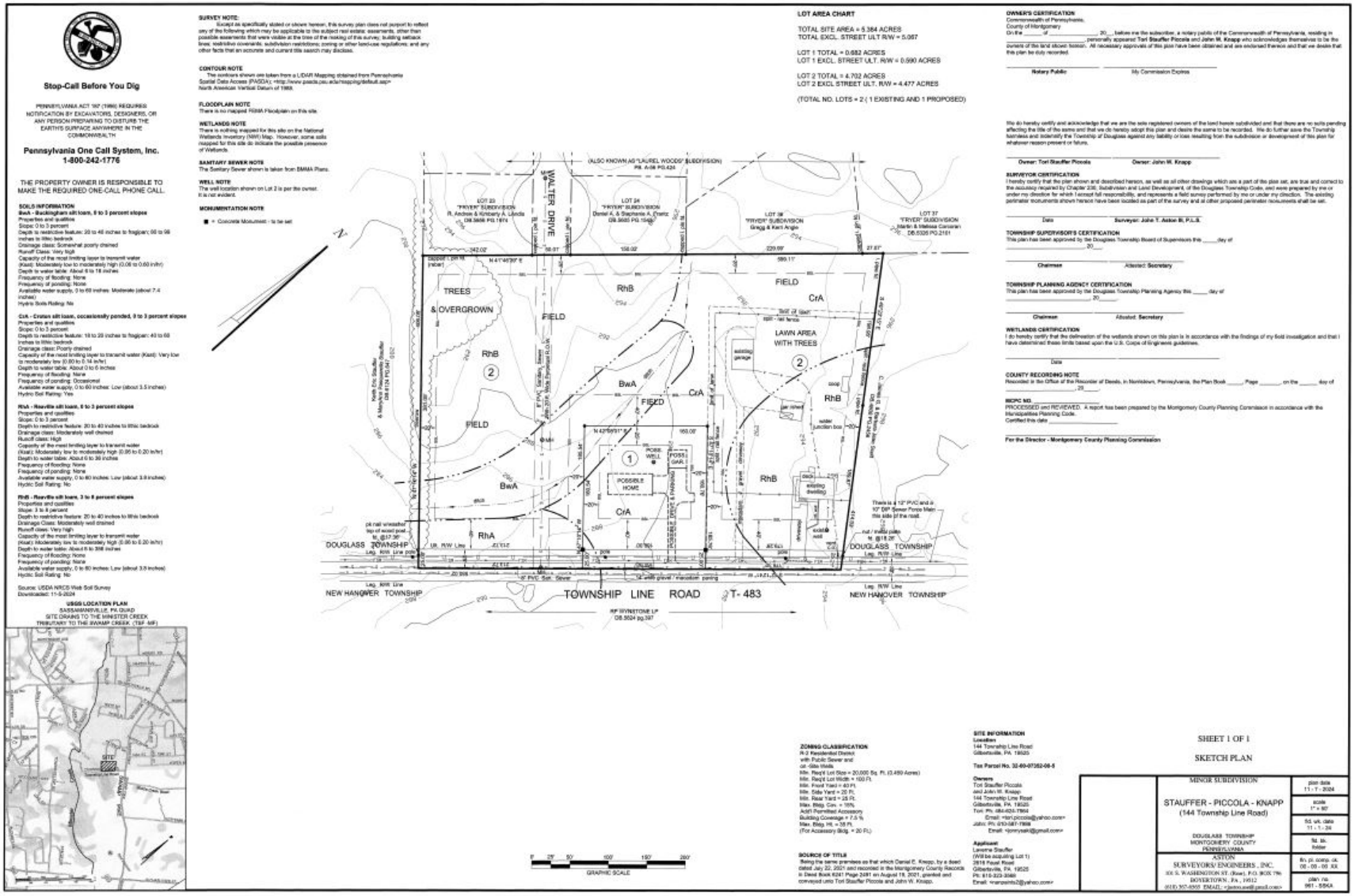


144 Township Line Road Minor Subdivision
MCPC#240270001

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/planning
Aerial photography provided by Nearmap

0 100 200 400 Feet

N


Stop-Call Before You Dig
Pennsylvania One Call System, Inc.
1-800-242-1776
SURVEY NOTE:
CONTOUR NOTE
FLOODPLAIN NOTE
WETLANDS NOTE
SANITARY SEWER NOTE
WELL NOTE
MONUMENTATION NOTE
LOT AREA CHART
TOTAL SITE AREA = 5.384 ACRES
TOTAL EXCL. STREET ULT R/W = 5.067
LOT 1 TOTAL = 0.682 ACRES
LOT 1 EXCL. STREET ULT. R/W = 0.590 ACRES
LOT 2 TOTAL = 4.702 ACRES
LOT 2 EXCL STREET ULT. R/W = 4.477 ACRES
(TOTAL NO. LOTS = 2 (1 EXISTING AND 1 PROPOSED)
OWNER'S CERTIFICATION
SURVEYOR CERTIFICATION
TOWNSHIP SUPERVISOR'S CERTIFICATION
TOWNSHIP PLANNING AGENCY CERTIFICATION
WETLANDS CERTIFICATION
COUNTY RECORDING NOTE
BCPC NO.
Tori Stauffer Piccola
Owner: John W. Knapp
Surveyor: John T. Acton III, P.L.S.
Chairman
Attested: Secretary
Chairman
Attested: Secretary
For the Director - Montgomery County Planning Commission
SOILS INFORMATION
BwA - Buckingham silt loam, 0 to 3 percent slopes
CrA - Croton silt loam, occasionally ponded, 0 to 3 percent slopes
RhA - Reaville silt loam, 0 to 3 percent slopes
RhB - Reaville silt loam, 3 to 8 percent slopes
USGS LOCATION PLAN
SASSAMANSVILLE, PA QUAD
SITE DRAINS TO THE MINNISTER CREEK TRIBUTARY TO THE SWAMP CREEK. (TSF, MF)
SITE
WALTER DRIVE
TOWNSHIP LINE ROAD
T-483
DOUGLASS TOWNSHIP
NEW HANOVER TOWNSHIP
TREES & OVERGROWN
FIELD
LAWN AREA WITH TREES
POSS. WELL
POSSIBLE HOME
existing dwelling
existing garage
RP BYRNSTONE LP
DB.5524 pg.397
GRAPHIC SCALE
ZONING CLASSIFICATION
SITE INFORMATION
Location
144 Township Line Road
Gilbertsville, PA. 19525
Tax Parcel No. 32-00-07352-08-5
Owners
Tori Stauffer Piccola
and John W. Knapp
144 Township Line Road
Gilbertsville, PA. 19525
Tori: Ph. 484-824-7964
Email: <tori.piccola@yahoo.com>
John: Ph. 610-587-7808
Email: <jonnysek@gmail.com>
Applicant
Laverne Stauffer
(Will be acquiring Lot 1)
2616 Pawel Road
Gilbertsville, PA. 19525
Ph: 610-323-3080
Email: <lsenpaints2@yahoo.com>
SOURCE OF TITLE
SHEET 1 OF 1
SKETCH PLAN
MINOR SUBDIVISION
STAUFFER - PICCOLA - KNAPP
(144 Township Line Road)
DOUGLASS TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
ACTON SURVEYORS/ ENGINEERS , INC.
plan date
11 - 7 - 2024
scale
1" = 80'
sh. ut. date
11 - 7 - 24
fld. bk.
folder
drn. pl. comp. ck.
06 - 05 - 93 XX
job / no.
961 - 55KA