MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 24, 2025

Mr. Dan DeMeno, Township Manager
Worcester Township
1721 South Valley Forge Road
PO Box 767
Worcester, Pennsylvania 19490

Re: MCPC #25-0009-001
Plan Name: 2991 Mohill Road Minor Subdivision
(2 lots, approximately 3.42 acres)
Situate: 2991 Mohill Road, near Valley Forge Road
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced preliminary subdivision and land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 15, 2025. We forward this letter as a report of our review.

BACKGROUND

Jeff and Khira Ruthrauff have submitted a minor subdivision plan to subdivide the existing parcel at 2991 Mohill Road into 2 residential buildable lots. The existing parcel measures 148,995 square feet; the existing home will be on the new Lot 1 which will measure 66,854 square feet (greater than the minimum 60,000 square feet lot size required by the R-175 Residential zoning district), while the remaining largely undeveloped 82,141 square feet of land will be placed in Lot 2, with a 25 foot wide access lane measuring 6,803 square feet provided from Mohill Drive to the remainder of the lot. A shed that currently exists near the front of the property but will now straddle the access lane property line is to be removed. Additional zoning requirements will all be met regarding setbacks, impervious coverage, and building heights on both lots. No additional development is currently shown for Lot 2.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this parcel as part of the Rural Resource Area on its future land use map, which includes primary uses of "scattered single-family detached homes". The plan supports infill development that respects the character of existing residential

communities while minimizing any impacts of new development on neighboring developed properties. We believe that the land development application is compliant with *Montco 2040*.

Worcester Township's 2008 Comprehensive Plan shows this property in the "countryside" area on its Future Land Use Map, and as an area with a "potential home" dot on the Potential Ultimate Residential Buildout Map. It is not included as part of any priority areas for parks, agricultural preservation, or historic resources. We believe that this proposal is compliant with the 2008 Comprehensive Plan.

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

REVIEW COMMENTS

ENVIRONMENTAL

The plan shows an existing septic tank on Proposed Lot 1 and septic beds on Proposed Lot 1 and Proposed Lot 2. Percolation test results for these proposed systems were not included in the submission. The plan notes that the soil where the systems are proposed is Readington silt loam, which the USDA Web Based Soil Survey describes as moderately well drained, with moderate limitations for on-lot systems. The applicant or the Township should provide guidance to the property owners on inspection and maintenance requirements for these systems to ensure their continued effective operation.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposal but we believe that our comments will better achieve Worcester 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 (#25-0009-001) on any plans submitted for final recording.

Sincerely,

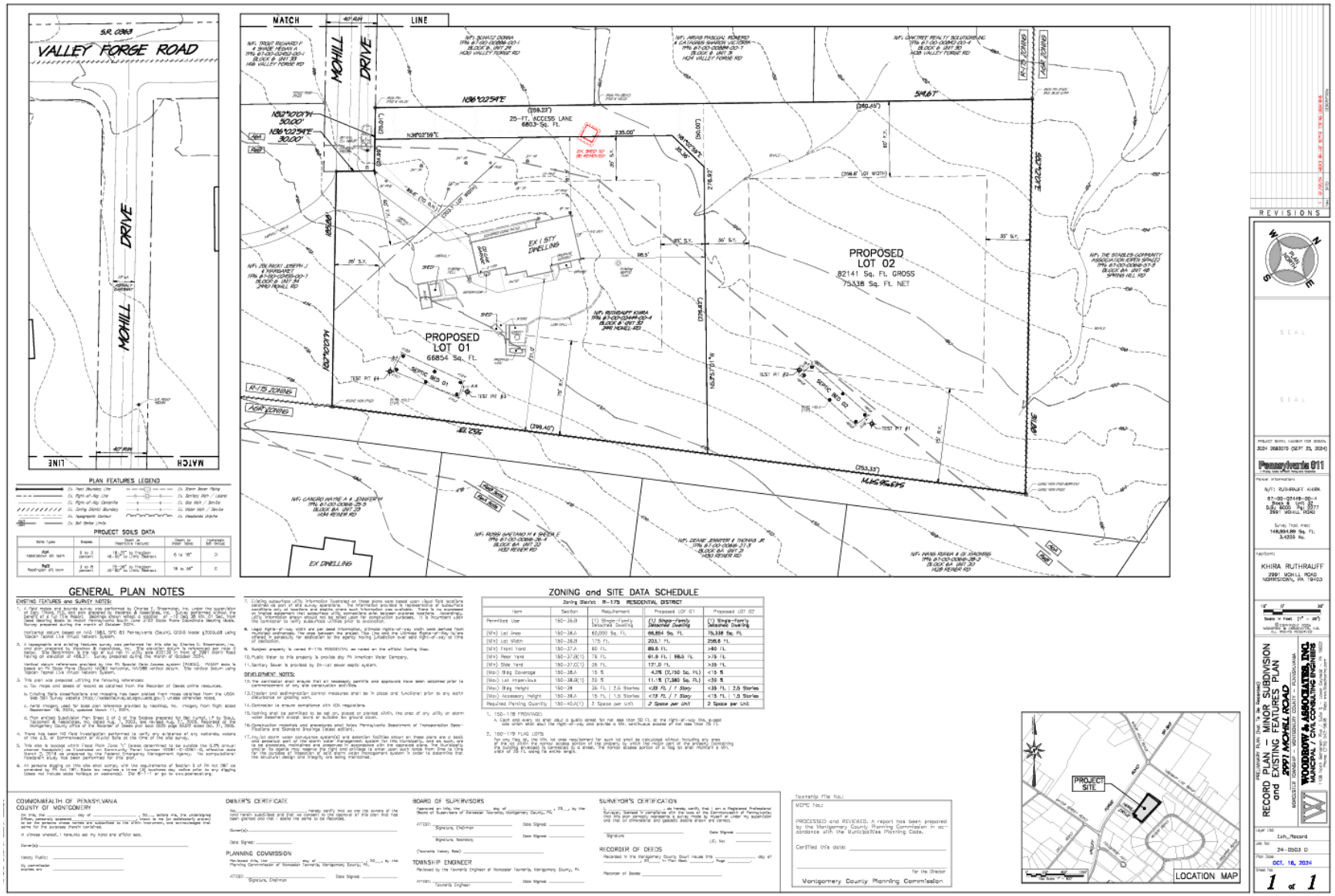
Matthew Popek

Matthew Popek, AICP
Transportation Planning Assistant Manager II
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Christian Jones, Assistant Township Manager
Jessica Buck, District Manager, MCCD
Tim Woodrow, Woodrow & Associates, Inc., Applicant's Representative

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 2991 Mohill Road, Worcester Township



Aerial - 2991 Mohill Road, Worcester Township



2991 Mohill Road Minor Subdivision
MCPC#250009001

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/plan.com
Aerial photography provided by Nearmap