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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 3, 2025
Anne W. Klepfer, Township Manager
Upper Hanover Township
1704 Pillsbury Rd
East Greenville PA 18041

Re: MCPC # 24-0156-002
Plan Name: Geryville Pike, LLC Storage Yard
(1 lots comprising 3.89 acres)
Situate: East side of Geryville Pike near Finland Rd
Upper Hanover Township

Dear Ms. Klepfer:

We have reviewed the above-referenced preliminary/final land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 3, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Geryville Pike, LLC, represented by Horizon Engineering, has submitted revised plans to develop Parcel 57-00-00805-60-5 in Upper Hanover Township for a commercial use (to-wit, dumpster storage). While the dimensions of the principal structure remain unchanged (60 ft x 40 ft garage), the parking lot was relocated from the front yard to the rear yard, and instead of seven (7) spaces, there will now be 13, including one ADA parking space. Sheet 1 states that the impervious area of 61,008 sf remains the same. There were also minor adjustments made to the drive aisle and driveway dimensions, certain pavement markings, and other small changes to meet township requirements.

The parcel is zoned R-1; the plan documents indicate that the Upper Hanover Township Zoning Hearing Board granted a variance on December 29, 2023 to permit the requested commercial use. A variance was also granted from the dimensional requirement and required setback provisions of the R-1 zoning district. The variances include terms and conditions which, among other stipulations, specify new setbacks and how the dumpsters are to be stored and used on the lot.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is compliant with both *the Upper Perkiomen Valley Regional Comprehensive Plan* and *Montco 2040*. For full details, please refer to our review letter dated August 14, 2024.

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 Upper Hanover Township may wish to consider prior to final plan approval. Our updated comments are as follows:

COMMENTS

STORMWATER MANAGEMENT

A. Driveway Apron

1. The driveway at Geryville Pike would interrupt the informal drainage swale which runs along the Pike. We recommend that the township engineer investigate whether a drainage pipe is needed under the driveway to allow the stormwater to flow under the driveway rather than spill onto the driveway surface.

B. Rain Garden

1. The rain garden discharges into the informal swale along Geryville Pike. We recommend that the township engineer ensure that this swale has the capacity for holding the rain garden's discharge.
2. We recommend that woody plantings and shrubs be incorporated with the seed mix into the rain garden, with appropriate trees considered. This would make the soil more porous and increase the functionality of the rain garden.
3. The bioretention seed mix shown on the landscape plan (sheet 3) should indicate the Ernst mixture identification number in addition to naming each element on the itemized list.

TRANSPORTATION

A. Parking

1. The site plan shows 12 parking spaces, but on sheet 1 under "Parking Notes" it is stated that there will only be seven spaces. This discrepancy should be corrected.

B. Highway occupancy permit (HOP)

1. We note that sheet 1 reflects that a highway occupancy permit has been obtained as required for Geryville Pike.

LANDSCAPING

A. Trees
   1. A tree survey plan/inventory, indicating which trees are to be preserved and which trees are to be removed, was not provided in the plan set (see Upper Hanover Township Code § 425-500B(2)). Woodland trees should be retained to the greatest extent possible and practicable, particularly in the rear of the lot where they would serve as a natural buffer to the abutting residential zoning district.
B. Rain Garden
   1. We recommend the rain garden be made an amenity. Woody plantings and appropriate trees in the rain garden would improve the aesthetics of the site as seen from the right-of-way.

CONCLUSION

We wish to reiterate that MCPC generally supports this proposal; however, we believe that our suggested revisions will better achieve the township's planning objectives for this 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 (24-0156-002) on any plans submitted for final recording.

Sincerely,



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

c: Daniel McKenna, Horizon Engineering
Geryville Pike, LLC
Richard Fain, Chairperson, Upper Hanover Township Planning Commission

ATTACHMENTS



Geryville Pike Garage
MCPC#240156002

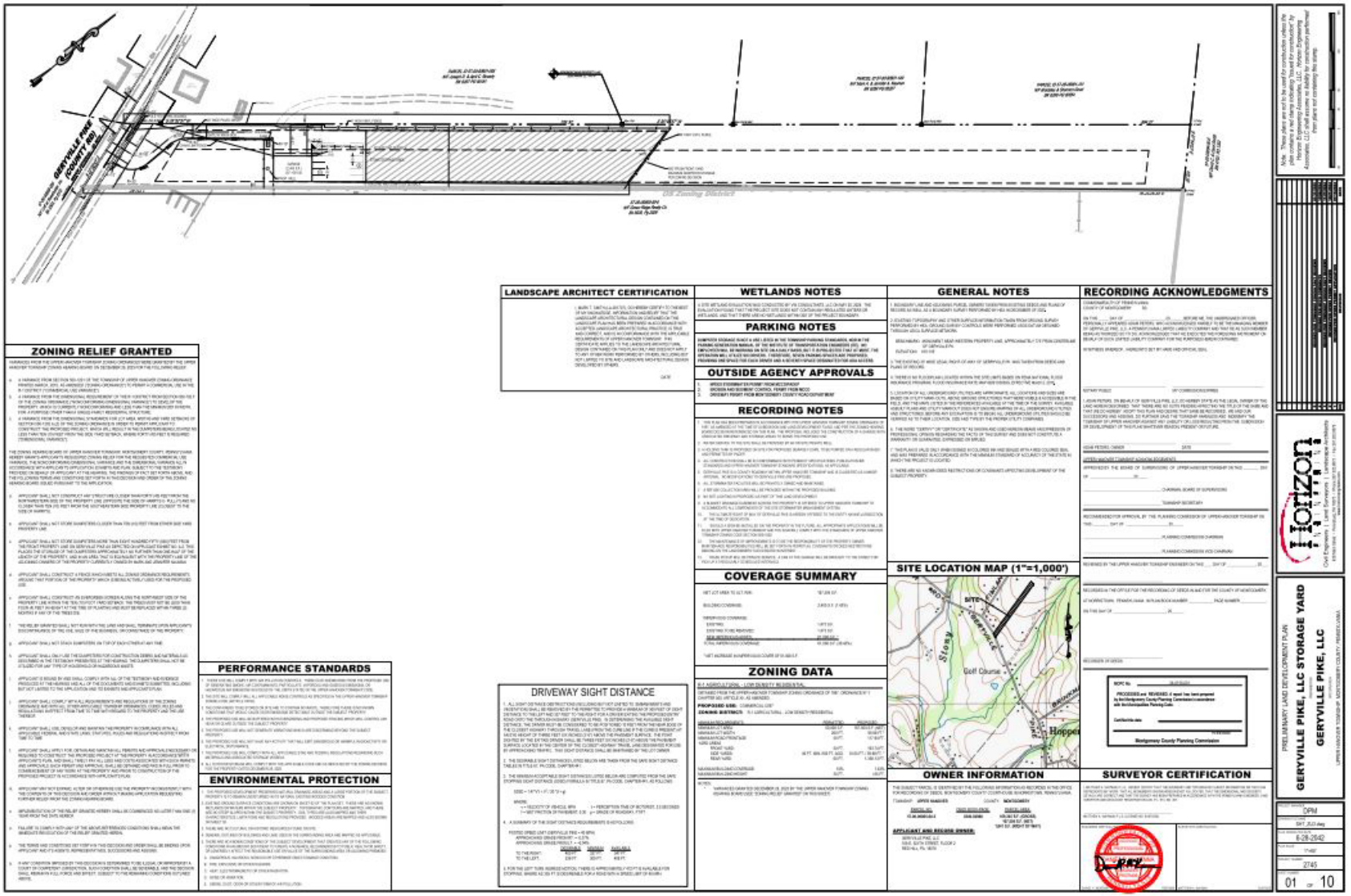
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


GERYVILLE PIKE (COUNTY RD. 363)
LANDSCAPE ARCHITECT CERTIFICATION
WETLANDS NOTES
PARKING NOTES
OUTSIDE AGENCY APPROVALS
RECORDING NOTES
GENERAL NOTES
RECORDING ACKNOWLEDGMENTS
ZONING RELIEF GRANTED
PERFORMANCE STANDARDS
ENVIRONMENTAL PROTECTION
DRIVEWAY SIGHT DISTANCE
COVERAGE SUMMARY
ZONING DATA
SITE LOCATION MAP (1"=1,000')
OWNER INFORMATION
SURVEYOR CERTIFICATION
PRELIMINARY LAND DEVELOPMENT PLAN
GERYVILLE PIKE, LLC STORAGE YARD
GERYVILLE PIKE, LLC