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**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 12, 2024

Sara Jarrett-Eaton, Manager
Souderton Borough
31 West Summit Street
Souderton, PA 18964-1693

Re: MCPC #25-0027-001
Plan Name: Derstine Subdivision
2 lots comprising 1.11 acres
Situate: SW corner of South 5th Street and Cherry Lane
Souderton Borough

Dear Ms. Jarrett-Eaton:

We have reviewed the above-referenced land development 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, Mease Engineering PC, proposes to adjust the shared lot line between two lots, 451 Cherry Lane and 435 Cherry Lane, giving 1,248 SF of gross lot area from 451 Cherry Lane to 435 Cherry Lane. 435 Cherry Lane will increase to 15,292 SF of gross lot area with the lot line adjustment. 451 Cherry Lane will decrease to 33,184 SF of gross lot area with the lot line adjustment. The proposal also includes a subdivision of the remaining lands of 451 Cherry Lane into two parcels. The existing house is to remain on future Lot 1 (18,941 SF of gross lot area) with the subdivided lot being future Lot 2 (14,243 SF of gross lot area). The property is located in the borough's R-1 zoning district.

## 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 Souderton Borough may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

ZONING

A. 451 Cherry Lane currently uses the curb depression on future Lot 2 as access, as well as the garage on Lot 2 as parking. The future Lot 1 will require the stone driveway shown on the plan to be formalized and serviced with a curb cut in order to comply with Zoning Section 1410 Access to a Public Street, as well as to provide the minimum parking spaces provided by Zoning Section 1205.
B. The residential building on 451 Cherry Lane is nonconforming based on current yard requirements in Section 401 R-1 Residential Districts. As this is the property proposed to be subdivided, providing setback lines for the future Lot 1 on the plan will assist in confirming that there will be no new nonconformities created per Article XIII Nonconforming Buildings, Structure, and Uses.
C. The proposed subdivision will leave future Lot 2 with a residential garage as the principal use, which is not permitted by the use regulations for the R-1 Residential District in Zoning Section 401. However, we are aware this condition will exist only until the garage is removed by the property owner and the lot is developed.

SALDO

A. Street trees are required along all existing streets when they lie within the proposed subdivision, per Subdivision and Land Development Ordinance Section 418.4.A.1.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Souderton Borough'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. Please print the assigned MCPC number (#25-0027-001) on any plans submitted for final recording.

Sincerely,

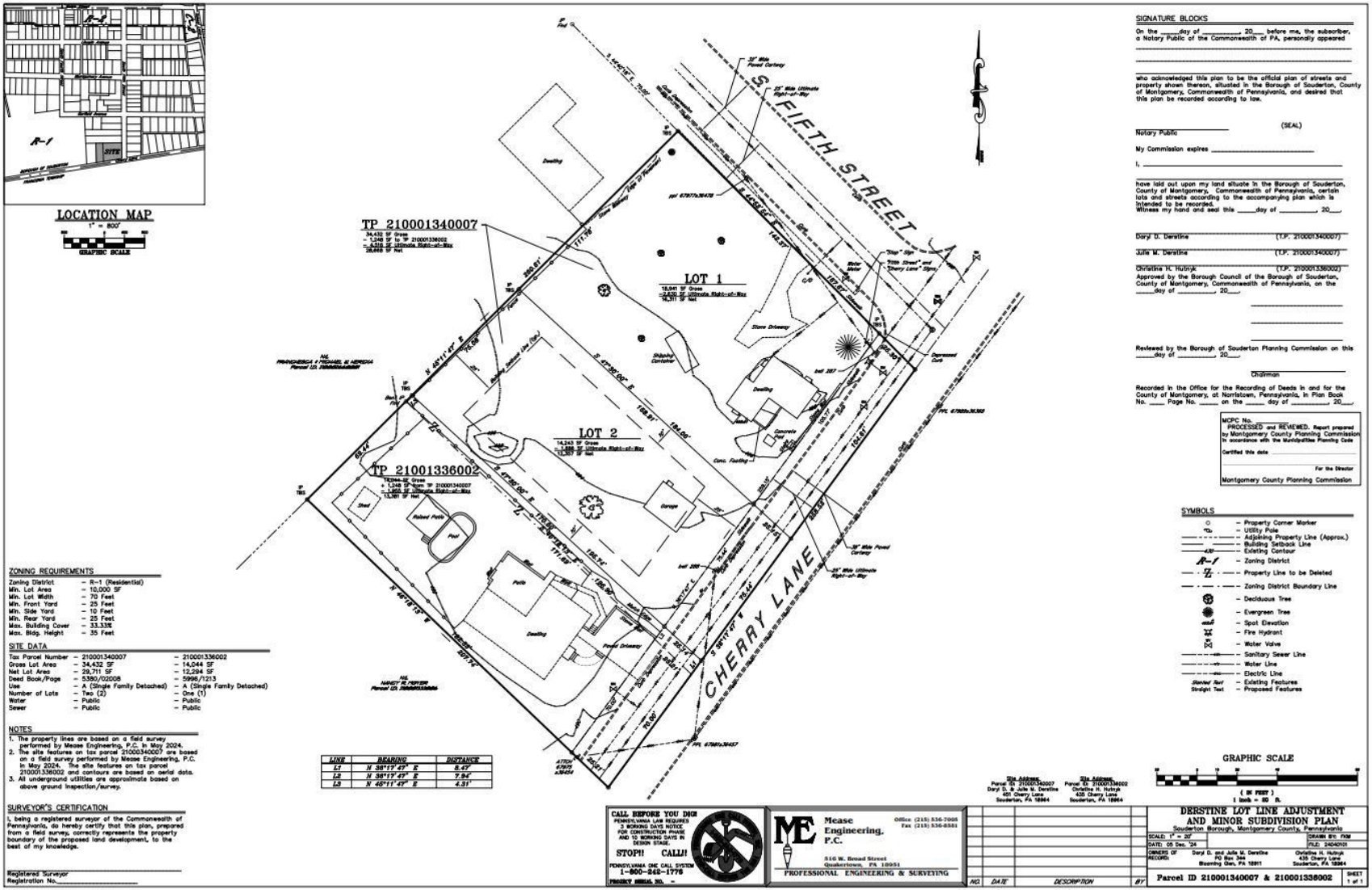


Matt Lubitz, BCO, Senior Planner
matt.lubitz@montgomerycountypa.gov – (610) 278-3738

c: Mease Engineering PC, Applicant
Ed Huber, PLS, Chair, Municipal Planning Commission
Geoffrey Attanasio, P.E., Borough Engineer
John A. Torrente, Borough Solicitor

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

## ATTACHMENTS A & B






Montgomery County Planning Commission
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Aerial photography provided by Nearmap

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Derstine Minor Subdivision
MCPC#250027001