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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 5, 2025

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC # 25-0034-001
Plan Name: Harleysville Eye
(2 lots comprising approximately 0.64 acres)
Situate: 426/430 Main Street (cross street: Maple Avenue)
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 19, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Paul Forrest, is proposing to consolidate properties located at 426 Main Street (parcel no. 50-00-02089-00-3) and 430 Main Street (parcel no. 50-00-02092-00-9) and to expand an existing building, remove an existing driveway, and add sixteen new parking spaces. The property is located in the VC-Village Commercial Zoning District.

The properties contain existing non-residential buildings, a driveway between the buildings, and parking at the rear of the property with alley access connecting to Broad Street. The driveway between the two existing buildings would be removed, and a new pedestrian walkway would be added, connecting the front of building at 430 Main Street to the new parking lots behind the buildings. An existing garage located behind the main building would be demolished, and the rear of the property at 430 Main Street will be paved for a new parking lot (12 spaces). In addition, a 989 square-foot addition is proposed for the existing building at 426 Main Street. Four parking spaces would be added behind the building adding.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as "Village Center." Village Centers are traditional village areas with a mix of retail, office,

and residential uses, and usually have small separate buildings located close to each other. The proposal is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in a Village Conservation area on the Future Land Use map. New in-fill development should be compatible with the existing character and heritage of the village.

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

REVIEW COMMENTS

LANDSCAPING

There was no landscape plan provided with the submitted proposal. Therefore, we provide the following comments without having reviewed a landscape plan, and we hope the applicant will consider the comments as they move forward with the land development process.

A. Parking Lot Landscape Islands. The proposed parking lot would include landscape islands along the rear property line that should give some definition between the parking lot and alley. We recommend that the landscape islands include trees.

B. Street Trees. We recommend planting street trees along the Main Street frontage, out from under overhead wires, in accordance with Section 142-42.E.

STORMWATER

The proposed plan would increase the impervious coverage of the lot by approximately 3.3%. However, based on the plans provided, it is not clear how stormwater that may be generated by the additional impervious coverage is being handled. We recommend that the stormwater be managed for volume and water quality.

PEDESTRIAN CONNECTIVITY

The applicant is proposing to remove the existing driveway between the two buildings and add a new pedestrian walkway connecting the front of the building at 430 Main Street to the new parking lots behind the buildings. We commend the removal of the driveway, which will improve safety on Main Street by removing a potential conflict point.

A. Sidewalks. We recommend the installation of sidewalks along Main Street (as per § 142-41) and suggest that an additional pedestrian walkway be installed to connect the building entrances to the sidewalk. The property is in the center of Harleysville and would help to fill a gap in the sidewalk network on the southern side of Main Street. Sidewalks in village centers support walkability and encourage more people to walk to businesses, which supports health and the local economy.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Lower Salford's planning objectives for development in the Village of Harleysville.

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 (25-0034-001) on any plans submitted for final recording.

Sincerely,

Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Paul Forrest, Applicant
Al Gryga, Applicant's Representative
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michele Fountain, P.E., Township Engineer
John Evarts, P.E., Township Engineer
Stephanie Butler, P.E., Township Traffic Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager
Scott Burton, PennDOT
Paul Lutz, PennDOT
Fran Hanney, P.E., PennDOT

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

ATTACHMENTS A & B

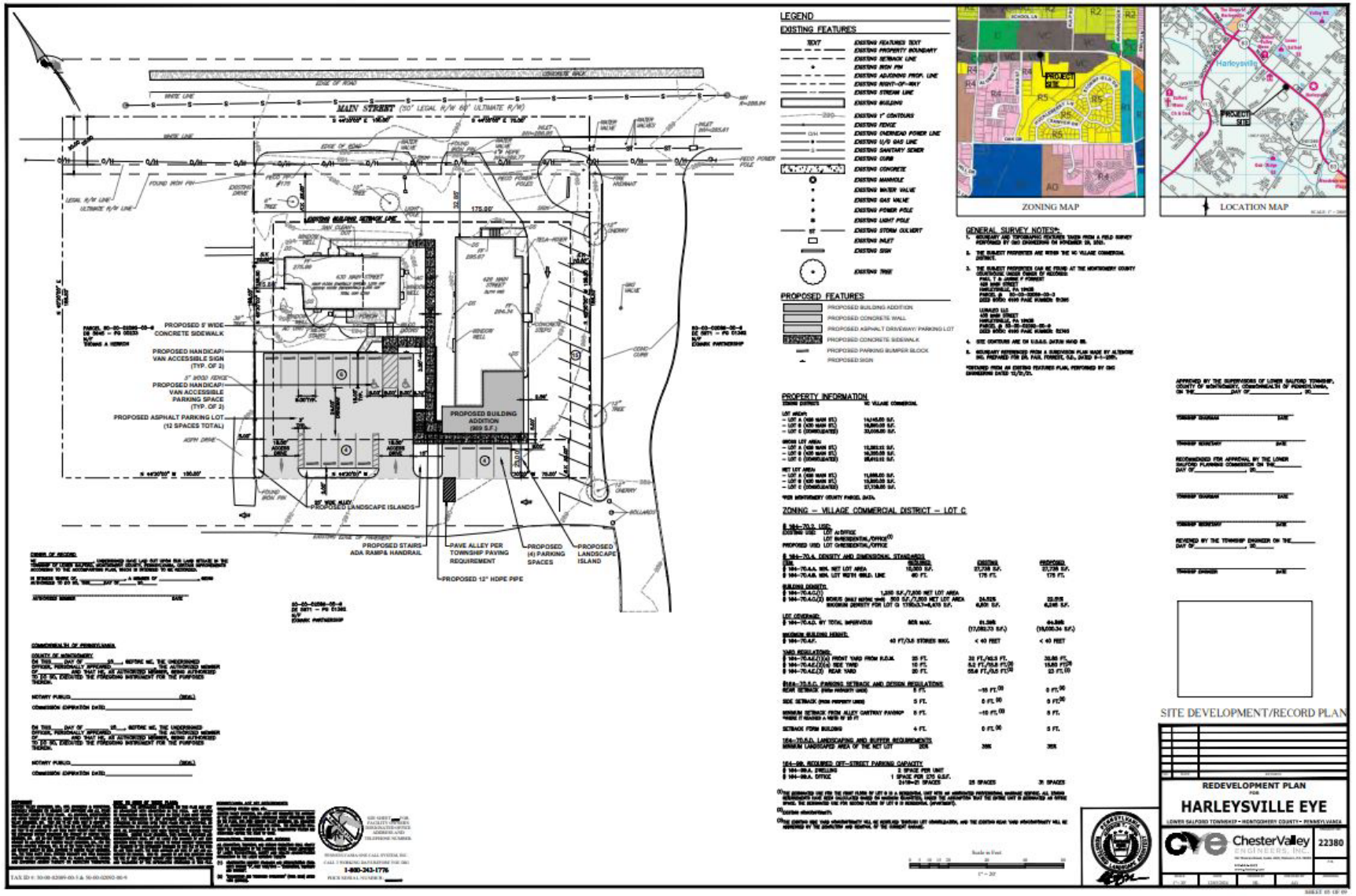


Harleysville Eye
MCPC#250034001

Montgomery County Planning Commission
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Aerial photography provided by Nearmap

0 50 100 200 Feet

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MAIN STREET
PROPOSED 5' WIDE CONCRETE SIDEWALK
PROPOSED HANDICAP VAN ACCESSIBLE SIGN (TYP. OF 2)
PROPOSED HANDICAP VAN ACCESSIBLE PARKING SPACE (TYP. OF 2)
PROPOSED ASPHALT PARKING LOT (12 SPACES TOTAL)
PROPOSED BUILDING ADDITION (869 S.F.)
PROPOSED LANDSCAPE ISLANDS
PROPOSED STAIRS ADA RAMP& HANDRAIL
PAVE ALLEY PER TOWNSHIP PAVING REQUIREMENT
PROPOSED (4) PARKING SPACES
PROPOSED LANDSCAPE ISLAND
PROPOSED 12" HDPE PIPE
LEGEND
EXISTING FEATURES
PROPOSED FEATURES
ZONING MAP
LOCATION MAP
GENERAL SURVEY NOTES:
PROPERTY INFORMATION
ZONING – VILLAGE COMMERCIAL DISTRICT – LOT C
SITE DEVELOPMENT/RECORD PLAN
REDEVELOPMENT PLAN
HARLEYSVILLE EYE
ChesterValley ENGINEERS, INC.
22380