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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 10, 2025

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

Re: MCPC # 22-0229-003
Plan Name: SCK2 Group LLC at Vernfield
(1 lots comprising approximately 1.39 acres)
Situate: 841 Main Street (cross street: Covenant Lane)
Lower Salford Township

Dear Mr. Czajkowski:

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 26, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Sck2Group LLC, is proposing a residential development consisting of 10 residential units in five buildings. There is an existing two and a half-story structure on the property, which would remain. The proposal includes the construction of a parking lot consisting of 37 parking spaces, in addition to improvements to the two existing spaces associated with the existing structure. A sidewalk is proposed to be constructed along the Main Street property frontage, as well as a walkway connecting the sidewalk to the parking lot and residences.

The property is bordered on the west by a commercial property and on the east by agricultural land. The property is located in the VC-Village Commercial Zoning District and is served by public water and sewer. We reviewed a previously submitted proposal for the site in a letter dated September 23, 2022 and November 29, 2022.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040 – 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. Land uses should be mixed within village centers and new development should respect the historic character of the village. New residential development should be small scale and have parking located to the rear of buildings with common driveways, when feasible. The proposal is 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 the township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SITE DESIGN

A. Driveway Entrance. The driveway entrance to the development has a curb corner radius of 50 feet, which creates a long crossing for pedestrians and encourages faster speeds for turning vehicles. We recommend tightening the radius, thereby shortening the pedestrian crossing. The tighter curb radius will encourage cars to slow down as they turn into the development and make the crossing safer for pedestrians. Corners are where conflicts between drivers and pedestrians are most likely to occur. In addition, we recommend adding highly visible crosswalk.

B. Building and Parking Location. We wish to reiterate that we encourage the applicant to consider a site design that would locate the buildings up to the building setback line, generally aligned with the existing building, and locate the parking behind buildings, which we believe would continue the existing village streetscape pattern. The VC District prohibits parking in the front yard area between the primary building and the street (§ 164-70.4.E(1)(e)). It is our interpretation that the proposed twin units should be considered primary buildings, as well as the existing building, because they are not accessory to the existing building.

   If the parking must be in front of the new buildings, the proposed wall and landscaping would add design continuity with the existing wall and help to screen the parking lot.

STORMWATER MANAGEMENT

Based on the plan provided, it appears that the stormwater from the site would all discharge to a swale on Main Street in the eastern corner of the property. This could cause concentrated flow and could potentially create dangerous road conditions, such as ice on the road in the winter. We recommend that some mitigation measures be put in place to distribute the flow, such as a level spreader or vegetation. The applicant may wish to consider planting grasses and other vegetation within the rip rap to help reduce the flow concentration and to screen the outlet from the street view.

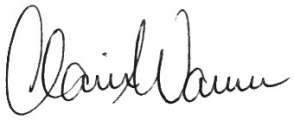
CONCLUSION

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

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 (22-0229-003) on any plans submitted for final recording.

Sincerely,



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

c: SCK2 Group, LLC, Applicant
Susan Rice, P.E., Applicant's Engineer
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

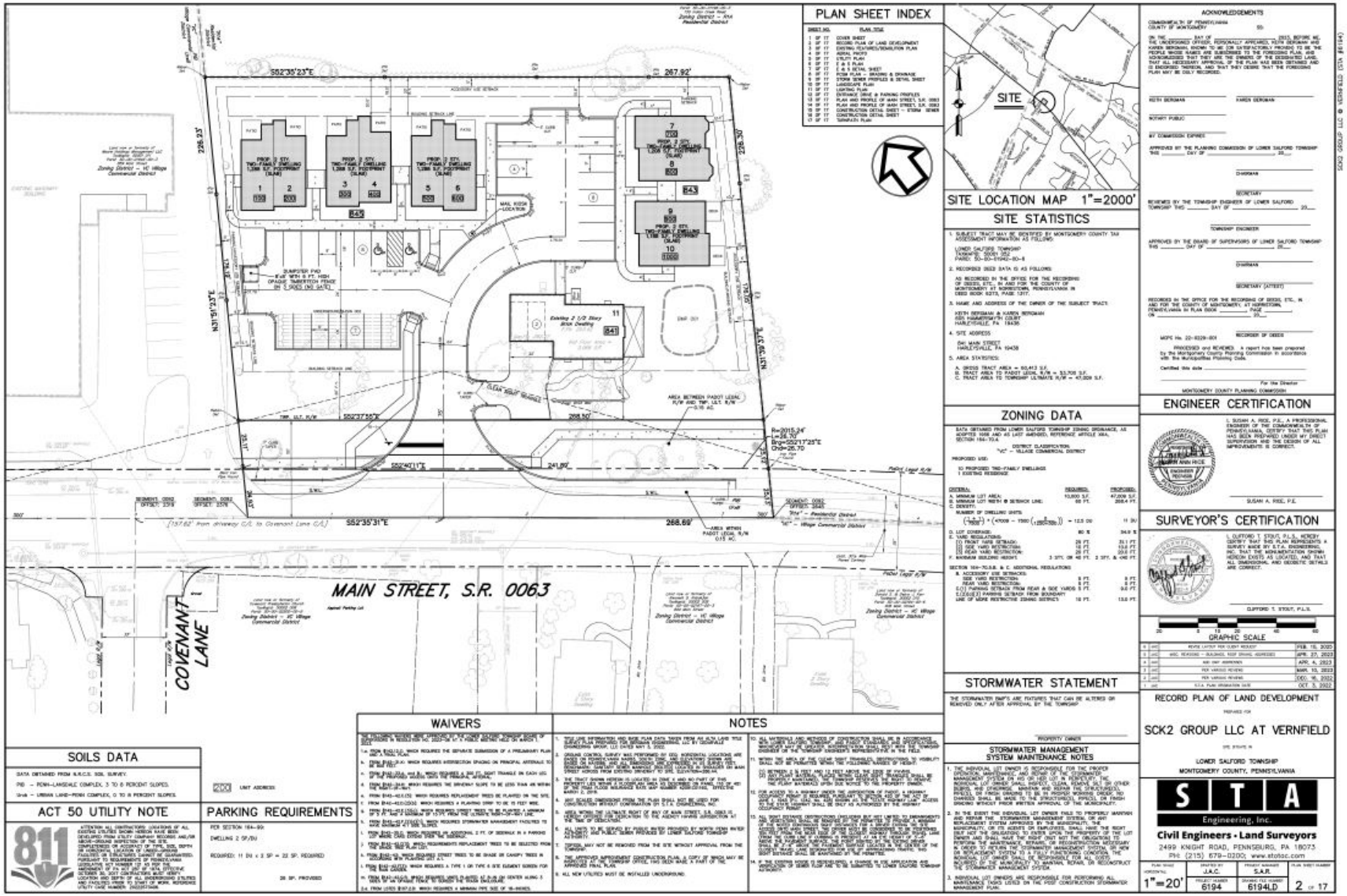


SCK2 Group at Vernfield
MCPC#220229003

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Aerial photography provided by Nearmap

0 50 100 200 Feet

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PARKING REQUIREMENTS
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