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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 5, 2025

Mr. William Walker, Township Manager
Horsham Township
1025 Horsham Road
Horsham, PA 19044

Re: MCPC #25-0074-001
Plan Name: 186 Horsham Road
(1 lot / 1,564 sq. ft. industrial on approximately 0.35 acres)
Situate: Horsham Road (N); east of Cottage Avenue
Horsham Township

Dear Mr. Walker:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 31, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant proposes to redevelop the property at 186 Horsham Road with a 1,564 square foot warehouse with five parking spaces. Vehicular access would be provided via a new driveway to Horsham Road, which is a Montgomery County road. Additional improvements shown at this time include sidewalk along the Horsham Road frontage, an underground seepage bed for stormwater management, a retaining wall, fencing, and landscaping. The property is located in the township's GC-2 General Commercial and Highway Commercial zoning district.

COMPREHENSIVE PLAN COMPLIANCE

This area of Horsham Township is shown as Community Mixed Use in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Community Mixed Use areas are local community focal points that typically have a significant retail or institutional element with surrounding residential uses. Light industrial is considered an appropriate secondary use in Community

Mixed Use areas. The proposal appears to be generally consistent with the guidelines that developments should be designed for walking and have extensive buffering.

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 Horsham Township may wish to consider prior to final plan approval. Our review comments are as follows:

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

Based on our review, we have identified the following comments related to the township's zoning ordinance that we recommend be addressed as part of future submissions:

A. Frontage Landscaping Requirements. Section 230-136 states that, in the GC-2 zoning district, "along the frontage of every lot, except for area devoted to accessways, landscaping shall be provided." For lots with less than 30,000 square feet of lot area, "the landscaped area shall extend toward the interior of the lot for a distance of five feet from the ultimate right-of-way line." The required five feet of landscaping area does not appear to be shown between the ultimate right-of-way line and the parking lot.

B. Refuse Areas. Section 230-137 states that if refuse storage is not provided for inside the building(s), it shall be provided for "within an area enclosed by either walls or opaque fencing outside the building(s) designed to be architecturally compatible with the building(s). Such walls or fencing shall be designed to shield the refuse areas from direct view of any adjacent property and must be at least six feet high." Additional information about the materials and height of the proposed enclosure around the designated trash area may be needed to determine compliance with this section.

C. Riparian Corridor Conservation District. Section 230-49.E.(5)(j) specifically prohibits "any type of permanent structure, including fences" in the Riparian Corridor Conservation District. A section of the proposed split-rail fence appears to extend into Zone 2 of the Riparian Corridor Conservation District along the eastern side property line.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on our review, we have identified the following comments related to the township's subdivision and land development ordinance that we recommend be addressed as part of future submissions:

A. Sight Distance. Section 198-18.B.(3)(b) requires that "existing and proposed sight distances at existing and/or proposed intersections and driveways" shall be provided on the site plan. Future versions of the site plan should indicate the sight distance at the proposed driveway.

B. Sidewalk. Section 198-34.A.(1) establishes requirements for sidewalks. The applicant proposes to provide sidewalk along most of their Horsham Road frontage; however, we noted the following:

- Section 198-34.A.(3) states that "sidewalks shall be located between the curb and right-of-way line, a minimum of five feet from the curbline." The sidewalk is located closer than five feet from the curbline along portions of the frontage.
- In addition, §198-34.A.(3) states that "the grade and paving of the sidewalk shall be continuous across driveways, except in certain cases where heavy traffic volume dictates special treatment." The grade and paving of the sidewalk does not appear to be continuous across the proposed driveway.
- The sidewalk should be shown all the way to the side property boundaries in order to better facilitate future sidewalk connections along this road frontage.

HIGHWAY OCCUPANCY PERMIT

This stretch of Horsham Road is owned by Montgomery County. Therefore, the proposed development will require a highway occupancy permit from the Montgomery County Roads & Bridges department.

RETAINING WALL

Depending on the height of the proposed retaining wall, the applicant may wish to consider including additional controls, such as wheel stops or guard rails, around the edge of the parking area where it is adjacent to the retaining wall.

PROPOSED FENCE RELATIONSHIP TO FLOODPLAIN

It appears that small sections of the proposed split-rail fence may encroach into the 100-year floodplain in the rear of the property. We defer to the township engineer to determine if this fence placement is in compliance with the township's Floodplain Conservation District regulations.

LANDSCAPE DESIGN

We recommend that the location of the proposed split-rail fence be shown consistently on the site plan sheets. For example, it does not appear that the location of the fence in the rear of the property is shown on the landscape plan, therefore it is difficult to determine whether there could be any conflicts between the fence and the location of the proposed plantings.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed development; however, we believe that our suggested revisions will better achieve Horsham Township's planning objectives for industrial 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 (#25-0074-001) on any plans submitted for final recording.

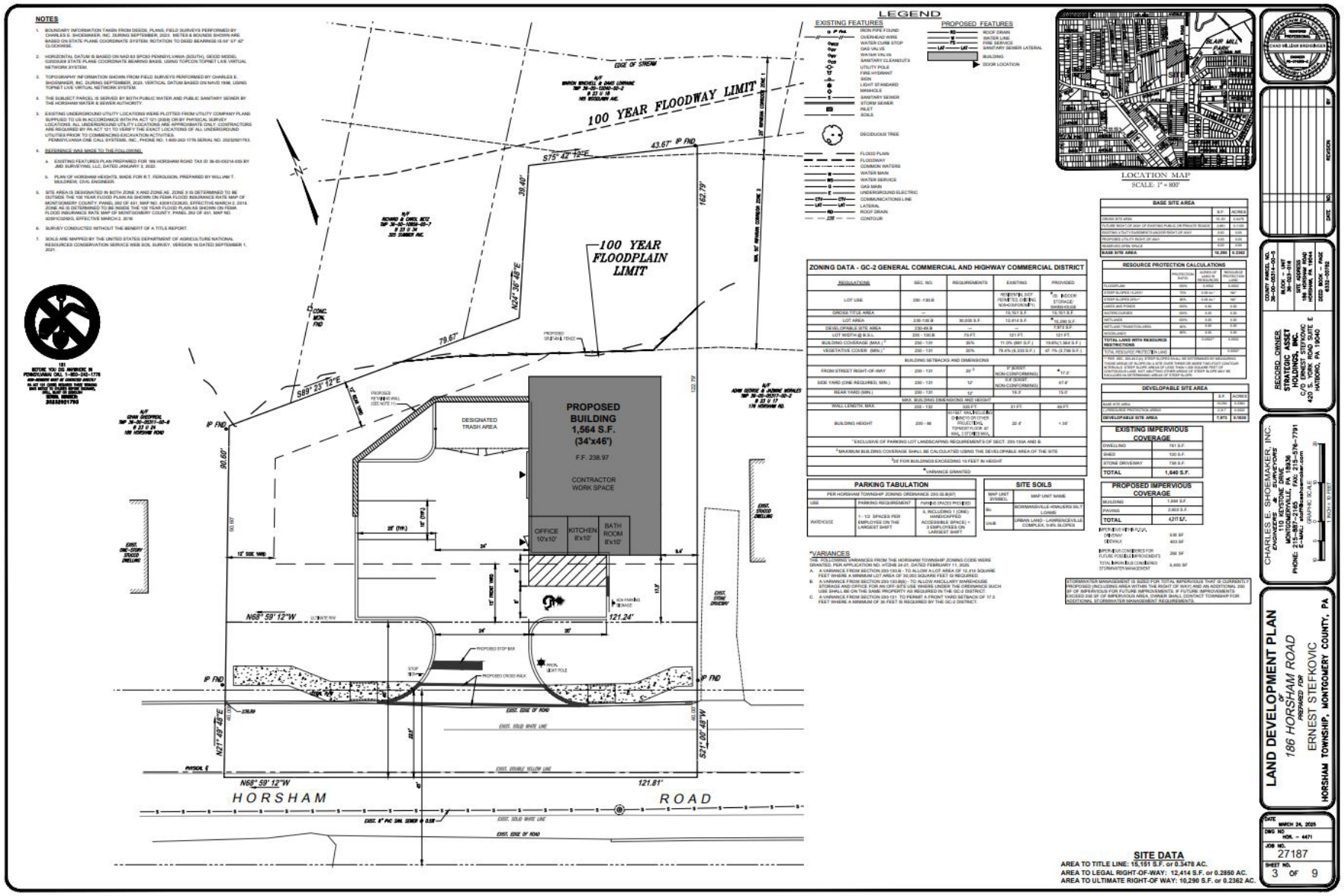
Sincerely,

Marley B Bice

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: Chad Brensinger, P.E., Applicant's Engineer
Michael Shinton, P.E., Township Director of Codes & Community Planning
David W. McCullough, Chrm., Horsham Township Planning Commission
Erik Garton, P.E. and Geoffrey Attanasio, P.E., Township Engineer
Mary C. Eberle, Township Solicitor
Montgomery County Roads & Bridges Department

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


NOTES
1. BOUNDARY INFORMATION TAKEN FROM DEEDS, PLANS, FIELD SURVEYS PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING SEPTEMBER, 2023. METES & BOUNDS SHOWN ARE BASED ON STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED BEARINGS IS 04° 57' 42" CLOCKWISE.
2. HORIZONTAL DATUM IS BASED ON NAD 83 SPCS3 PENNSYLVANIA (SOUTH), GEOID MODEL, G2012USER STATE PLANE COORDINATE BEARING BASIS. USING TOPCON TOPNET LIVE VIRTUAL NETWORK SYSTEM.
3. TOPOGRAPHY INFORMATION SHOWN FROM FIELD SURVEYS PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING SEPTEMBER, 2023. VERTICAL DATUM BASED ON NAVD 1988. USING TOPNET LIVE VIRTUAL NETWORK SYSTEM.
4. THE SUBJECT PARCEL IS SERVED BY BOTH PUBLIC WATER AND PUBLIC SANITARY SEWER BY THE HORSHAM WATER & SEWER AUTHORITY.
5. EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCES WITH PA ACT 121 (1974) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 121 TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION ACTIVITIES. PENNSYLVANIA ONE CALL SYSTEMS, INC., PHONE NO. 1-800-242-1776 SERIAL NO. 20232501793.
6. REFERENCE WAS MADE TO THE FOLLOWING:
a. EXISTING FEATURES PLAN PREPARED FOR 186 HORSHAM ROAD TAX ID 36-00-03314-00-5 BY JMD SURVEYING, LLC, DATED JANUARY 3, 2022.
b. PLAN OF HORSHAM HEIGHTS, MADE FOR R.T. FERGUSON, PREPARED BY WILLIAM T. MULDREW, CIVIL ENGINEER.
7. SITE AREA IS DESIGNATED IN BOTH ZONE X AND ZONE AE. ZONE X IS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, PANEL 292 OF 451, MAP NO. 42091C0292D, EFFECTIVE MARCH 2, 2016. ZONE AE IS DETERMINED TO BE INSIDE THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, PANEL 292 OF 451, MAP NO. 42091C0292G, EFFECTIVE MARCH 2, 2016
8. SURVEY CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT.
9. SOILS ARE MAPPED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY, VERSION 16 DATED SEPTEMBER 1, 2021.
811 BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
LEGEND
EXISTING FEATURES
PROPOSED FEATURES
IRON PIPE FOUND
OVERHEAD WIRE
WATER CURB STOP
GAS VALVE
WATER VALVE
SANITARY CLEANOUT
UTILITY POLE
FIRE HYDRANT
SIGN
LIGHT STANDARD
MANHOLE
SANITARY SEWER
STORM SEWER
INLET
SOILS
DECIDUOUS TREE
FLOOD PLAIN
FLOODWAY
COMMON WATERS
WATER MAIN
WATER SERVICE
GAS MAIN
UNDERGROUND ELECTRIC
COMMUNICATIONS LINE
LATERAL
ROOF DRAIN
CONTOUR
ROOF DRAIN
WATER LINE
FIRE SERVICE
SANITARY SEWER LATERAL
BUILDING
DOOR LOCATION
LOCATION MAP
SCALE: 1" = 800'
EDGE OF STREAM
100 YEAR FLOODWAY LIMIT
100 YEAR FLOODPLAIN LIMIT
43.67' IP FND
S75° 42' 12"E
39.40'
N24° 36' 48"E
162.79'
79.67'
S89° 23' 12"E
90.60'
PROPOSED BUILDING 1,564 S.F. (34'x46')
F.F. 238.97
CONTRACTOR WORK SPACE
OFFICE 10'x10'
KITCHEN 8'x10'
BATH ROOM 8'x10'
DESIGNATED TRASH AREA
PROPOSED RETAINING WALL (SEE NOTE 1)
PROPOSED SPLIT-RAIL FENCE
CONC. MON. FND
IP FND
N68° 59' 12"W
121.24'
N21° 49' 48"E
S21° 00' 48"W
121.81'
HORSHAM ROAD
PROPOSED STOP BAR
PROPOSED CROSS WALK
EXIST. EDGE OF ROAD
EXIST. SOLID WHITE LINE
EXIST. DOUBLE YELLOW LINE
EXIST. 8" PVC SAN. SEWER @ 0.5%
PHYSICAL ℄
EXIST. ONE-STORY STUCCO DWELLING
EXIST. STUCCO DWELLING
EXIST. STONE DRIVEWAY
N/F CRAIG ZIMMERMAN TAX ID 36-00-03311-00-8 # 221 N. 24 186 HORSHAM ROAD
N/F RICHARD & CAROL SETZ TAX ID 36-00-10060-00-7 # 23 S W 202 SUMMER AVE.
N/F BRIAN MICHELLE & JAMES LORRAINE TAX ID 36-00-10060-00-2 # 23 S W 195 WOODLAWN AVE.
N/F ADAM GEORGE & AUDRINE REYNOLDS TAX ID 36-00-03311-00-2 # 23 S W 178 HORSHAM RD.
ZONING DATA - GC-2 GENERAL COMMERCIAL AND HIGHWAY COMMERCIAL DISTRICT
REGULATIONS | SEC. NO. | REQUIREMENTS | EXISTING | PROVIDED
LOT USE | 230-130.B | | RESIDENTIAL (NOT PERMITTED), DRIVING SCHOOL(PROHIBITED) | (E) INDOOR STORAGE WAREHOUSE
GROSS TITLE AREA | -- | | 15,151 S.F. | 15,151 S.F.
LOT AREA | 230-130.B | 30,000 S.F. | 12,414 S.F. | *15,290 S.F.
DEVELOPABLE SITE AREA | 230-49.B | -- | -- | 7,973 S.F.
LOT WIDTH @ B.S.L. | 230 - 130.B | 75 FT. | 121 FT. | 121 FT.
BUILDING COVERAGE (MAX.)* | 230 - 131 | 30% | 11.0% (881 S.F.) | 19.8%(1,564 S.F.)
VEGETATIVE COVER (MIN.)* | 230 - 131 | 20% | 79.4% (6,333 S.F.) | 47.1% (3,799 S.F.)
BUILDING SETBACKS AND DIMENSIONS
FROM STREET RIGHT-OF-WAY | 230 - 131 | 20' | 9' (EXIST. NON-CONFORMING) | *17.3'
SIDE YARD (ONE REQUIRED, MIN.) | 230 - 131 | 12' | 0.4' (EXIST. NON-CONFORMING) | 47.6'
REAR YARD (MIN.) | 230 - 131 | 12' | 15.3' | 15.0'
MAX. BUILDING DIMENSIONS AND HEIGHT
WALL LENGTH, MAX. | 230 - 132 | 200 FT. | 31 FT. | 46 FT.
BUILDING HEIGHT | 230 - 66 | 50 FEET, EXCLUDING CHIMNEYS OR OTHER PROJECTIONS, 120 FEET IN LOT AREA, 1,000 FEET WIDE | 22.4' | < 35'
*EXCLUSIVE OF PARKING LOT LANDSCAPING REQUIREMENTS OF SECT. 230-130A AND B.
**MAXIMUM BUILDING COVERAGE SHALL BE CALCULATED USING THE DEVELOPABLE AREA OF THE SITE
***20' FOR BUILDINGS EXCEEDING 15 FEET IN HEIGHT
*VARIANCE GRANTED
PARKING TABULATION
PER HORSHAM TOWNSHIP ZONING ORDINANCE 230-32.B(37)
USE | PARKING REQUIREMENT | PARKING SPACES PROVIDED
WAREHOUSE | 1 - 1/2 SPACES PER EMPLOYEE ON THE LARGEST SHIFT | 6, INCLUDING 1 (ONE) HANDICAPPED ACCESSIBLE SPACE) * 3 EMPLOYEES ON LARGEST SHIFT
SITE SOILS
MAP UNIT SYMBOL | MAP UNIT NAME
BoA | BOWMANSVILLE-KNAUERS SIL T LOAMS
UrcB | URBAN LAND - LAWRENCEVILLE COMPLEX, 0-8% SLOPES
*VARIANCES
THE FOLLOWING VARIANCES FROM THE HORSHAM TOWNSHIP ZONING CODE WERE GRANTED, PER APPLICATION NO. HTZHB 24-01, DATED FEBRUARY 11, 2025:
A. A VARIANCE FROM SECTION 230-130.B - TO ALLOW A LOT AREA OF 12,414 SQUARE FEET WHERE A MINIMUM LOT AREA OF 30,000 SQUARE FEET IS REQUIRED.
B. A VARIANCE FROM SECTION 230-130.B(6) - TO ALLOW ANCILLARY WAREHOUSE STORAGE AND OFFICE FOR AN OFF-SITE USE WHERE UNDER THE ORDINANCE SUCH USE SHALL BE ON THE SAME PROPERTY AS REQUIRED IN THE GC-2 DISTRICT.
C. A VARIANCE FROM SECTION 230-121. TO PERMIT A FRONT YARD SETBACK OF 17.3 FEET WHERE A MINIMUM OF 35 FEET IS REQUIRED BY THE GC-2 DISTRICT.
BASE SITE AREA
S.F. | ACRES
GROSS SITE AREA | 15,151 | 0.3478
FUTURE RIGHT-OF-WAY OF EXISTING PUBLIC OR PRIVATE ROADS | 4,861 | 0.1116
EXISTING UTILITY EASEMENTS AND/OR RIGHT-OF-WAY | 0.00 | 0.00
PROPOSED UTILITY RIGHT-OF-WAY | 0.00 | 0.00
RESERVED OPEN SPACE | 0.00 | 0.00
BASE SITE AREA | 10,290 | 0.2362
RESOURCE PROTECTION CALCULATIONS
PROTECTION RATIO | ACREAGE OF RESOURCE | RESOURCE OF LAND
FLOODPLAIN | 100% | 0.0000 | 0.0000
STEEP SLOPES (>25%)* | 75% | 0.00 ac. | 0ac
STEEP SLOPES (25%>* | 40% | 0.00 ac. | 0ac
LAKES AND PONDS | 100% | 0.00 | 0.00
WATERCOURSES | 100% | 0.00 | 0.00
WETLANDS | 100% | 0.00 | 0.00
WETLAND TRANSITION AREA | 40% | 0.00 | 0.00
ACCESSIBLE | 50% | 0.00 | 0.00
TOTAL LAND WITH RESOURCE RESTRICTIONS | | 0.0000* | 0.0000
TOTAL RESOURCE PROTECTION LAND | | | 0.0000
* PER SEC. 230-49.C(4), STEEP SLOPES SHALL NOT BE DETERMINED BY MEASURING THOSE AREAS OF SLOPE ON A SITE OVER THREE OR MORE TWO-FOOT CONTOUR INTERVALS. STEEP SLOPE AREAS OF LESS THAN 1,000 SQUARE FEET OF CONTIGUOUS AREA OR WHICH ARE NOT CONTIGUOUS TO OTHER STEEP SLOPE AREAS MAY BE EXCLUDED IN DETERMINING AREAS OF STEEP SLOPE.
DEVELOPABLE SITE AREA
S.F. | ACRES
BASE SITE AREA | 15,151 | 0.3478
- RESOURCE PROTECTION AREA | 7,177 | 0.1647
DEVELOPABLE SITE AREA | 7,973 | 0.1830
EXISTING IMPERVIOUS COVERAGE
DWELLING | 781 S.F.
SHED | 120 S.F.
STONE DRIVEWAY | 738 S.F.
TOTAL | 1,640 S.F.
PROPOSED IMPERVIOUS COVERAGE
BUILDING | 1,564 S.F.
PAVING | 2,653 S.F.
TOTAL | 4,217 S.F.
IMPERVIOUS COVERAGE FOR DRIVEWAY | 536 SF
IMPERVIOUS COVERAGE FOR SIDEWALK | 403 SF
IMPERVIOUS COVERAGE FOR FUTURE POSSIBLE IMPROVEMENTS | 250 SF
TOTAL IMPERVIOUS COVERAGE INCLUDING STORMWATER MANAGEMENT | 5,400 SF
STORMWATER MANAGEMENT IS SIZED FOR TOTAL IMPERVIOUS THAT IS CURRENTLY PROPOSED (INCLUDING AREA WITHIN THE RIGHT OF WAY) AND AN ADDITIONAL 250 SF OF IMPERVIOUS FOR FUTURE IMPROVEMENTS. IF FUTURE IMPROVEMENTS EXCEED 250 SF OF IMPERVIOUS AREA, OWNER SHALL CONTACT TOWNSHIP FOR ADDITIONAL STORMWATER MANAGEMENT REQUIREMENTS.
SITE DATA
AREA TO TITLE LINE: 15,151 S.F. or 0.3478 AC.
AREA TO LEGAL RIGHT-OF-WAY: 12,414 S.F. or 0.2850 AC.
AREA TO ULTIMATE RIGHT-OF-WAY: 10,290 S.F. or 0.2362 AC.
CHARLES E. SHOEMAKER, INC. CIVIL ENGINEERS & LAND SURVEYORS
110 KEYSTONE DRIVE MONTGOMERYVILLE, PA 18936
PHONE: 215-897-2165 FAX: 215-576-7791
E-MAIL: staff@cshoemaker.com
SCALE: 1" = 30'
COUNTY PARCEL NO. 36-00-03314-00-5
BLOCK — UNIT
MAP — PAGE
SITE ADDRESS 186 HORSHAM ROAD HORSHAM, PA 19044
DEED BOOK — PAGE 6333—00782
RECORD OWNER STRATEGIC ASSET HOLDINGS, INC. C/O ERNEST STEFKOVIC 4210 OLD YORK ROAD HATBORO, PA 19040
REVISION | BY | DATE | NO.
LAND DEVELOPMENT PLAN OF 186 HORSHAM ROAD
PREPARED FOR ERNEST STEFKOVIC
HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PA
DATE: MARCH 24, 2025
DWG NO.: HDL — 4471
JOB NO.: 27187
SHEET NO.: 3 OF 9



186 Horsham Road
MCPC#250074001

Montgomery County Planning Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
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www.montcopa.org/planning

Aerial photography provided by Nearmap