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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 27, 2025

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

Re: MCPC # 25-0088-001
Plan Name: Clemen's Mill
(3 lots comprising approximately 2.14 acres)
531 Main Street (cross street: Maple Avenue)
Lower Salford Township
REVISED

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 April 25, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicants, Jeffrey and Kelly Clemens, are proposing a lot consolidation of three parcels and residential development consisting of fourteen units. There are two existing single-family residences currently located on the property, which would be preserved. The property partially wooded and slopes towards the back of the property beyond which a tributary to the Indian Creek is located.

The proposal includes the development of 12 two-family (twin) dwellings, as well as the two existing dwellings, for a total of 14 dwelling units. Six of the units, including the two existing residences, would front onto Main Street, and the other eight units would front onto the proposed Chelsea Lane. Chelsea Lane would be accessed from Main Street on the western end of the property and would connect at the eastern end to an existing parking lot. The applicant is removing an existing retaining wall in order to facilitate the vehicular connection.

Sidewalks are proposed along Main Street and a short pedestrian path is proposed to be located in the rear of the property. The property is located in the VC-Village Commercial Zoning District and is served by public water and sewer.

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 typically have 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. Historic buildings should be preserved and new in-fill development should be compatible with the existing character 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 a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SITE PLAN

In general, we feel that the addition of houses fronting onto Main Street and a sidewalk would help to continue the village along Main Street and complement the character of Harleysville. However, we have concerns about the development of this site and the steep slopes and grading that would be necessary to make development feasible.

A. Steep Slopes. The proposal includes grading the site in a manner that would create slopes along the proposed road and around the stormwater management MRC basin at the western end of the property. During our review process, we identified the following concerns related to the slopes.

1. *Maintenance.* The slopes from Chelsea Lane would be difficult to mow and maintain, which increases opportunities for invasives to overtake the area. We recommend considering how area along the driveway and stormwater basin could be designed to facilitate easier maintenance that would better promote the health of vegetation. We suggest that a tiered retaining wall system may work better than the steep slope for maintenance and the health of the vegetation.

    a. *Street Trees*. Based on the landscape plan provided, trees are proposed to be planted in "landscape timber tree terrace," but there are no details on the grading plan that show how those trees terraces will be integrated into the steep slope. We suggest that there could be more level space (at least eight feet wide), such as would be the case with a tiered retaining wall, to better support the trees' growth and longevity.

2. Stormwater Management MRC Basin. During a heavy rain event, the basin side slope could create conditions that cause erosion and overwhelm the basin. The applicant is requesting a waiver of § 142-

42.F(2)(e) to permit basin slopes of three-to-one where a maximum slope of five-to-one is required. We recommend the applicant consider basin designs that would reduce the slopes of the basin sides.

3. Potential Ponding. There is an isolated slump condition on the road in front of Units 6 and 7 that could cause ponding during a heavy rain event. We recommend the applicant ensure that the capacity of the system does not go over the limit of the road and into the yards or basements of the units.

B. Landscaping Plan. We recommend adding more species variation to the list of proposed street trees and shrubs. For example, there are 23 winterberries proposed to be planted around the detention basin. We suggest varying the plantings to approximately three species to benefit the health and appearance of the detention basin plantings.

C. Pedestrian Connectivity. A sidewalk is proposed for the length of Main Street east of the driveway, but there do not appear to be pedestrian facilities across the driveway or on the western side of the driveway entrance. With the understanding that the driveway is close to the property line, we nevertheless recommend that a landing pad for future sidewalk connections be included at the western corner of the site for a future sidewalk connection.

1. *Crosswalk*. We recommend the crosswalk be located at the curb return, further down the neck of the driveway where it would be narrower to cross. In addition, we suggest that a narrower curb radius would slow traffic entering the property and create a more visible, safer crossing for pedestrians.

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 residential development in 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 (25-0088-001) on any plans submitted for final recording.

Sincerely,



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

c: Richard Mast, P.E., Applicant's Engineer – rmast@rcmaonline.com
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
John Gallagher, PennDOT
Paul Lutz, PennDOT
Fran Hanney, PennDOT

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

ATTACHMENTS A & B

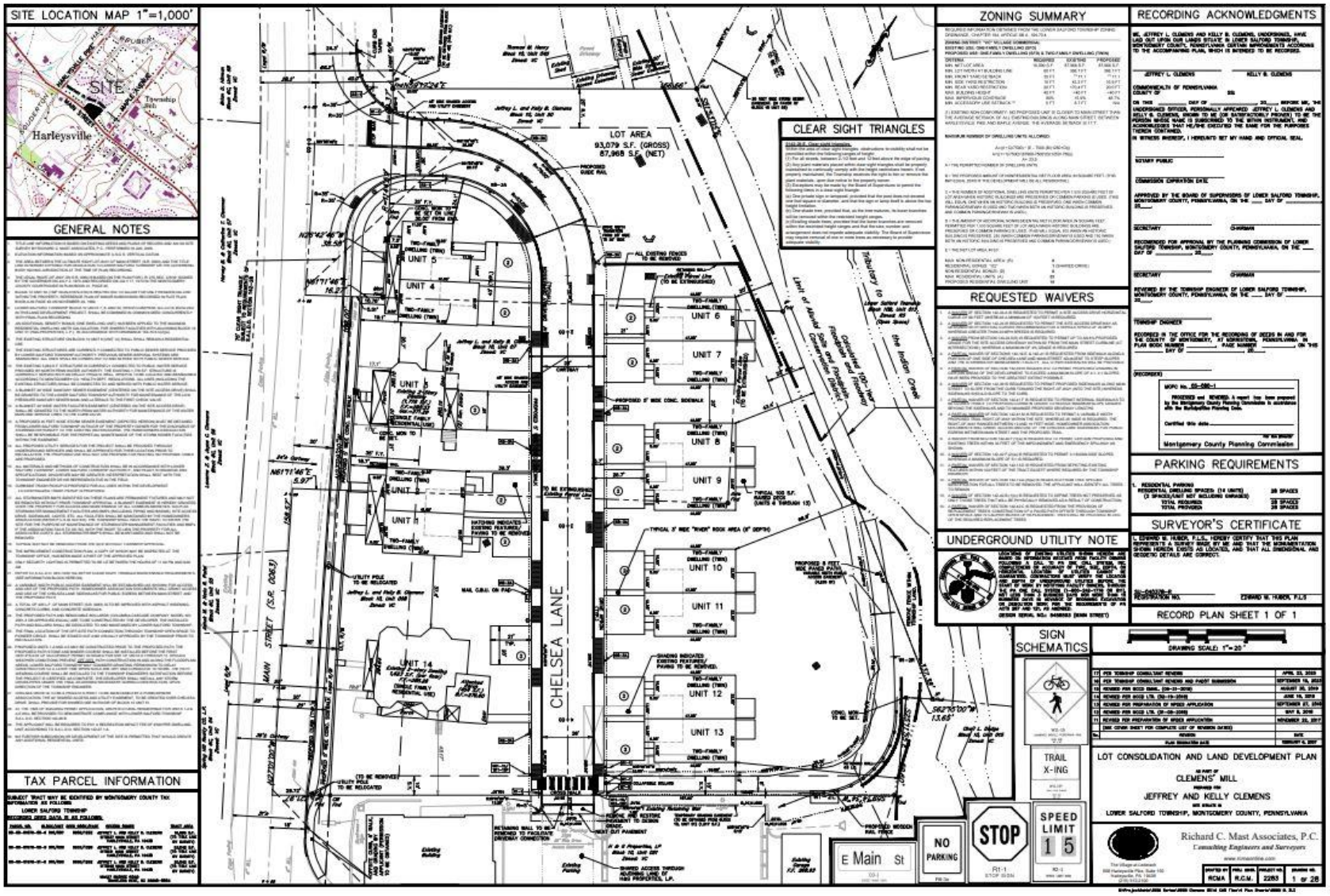


Clemen's Mill
MCPC#250088001

Montgomery County Planning Commission

0 50 100 200 Feet

N


SITE LOCATION MAP 1"=1,000'
SITE
Harleysville
GENERAL NOTES
TAX PARCEL INFORMATION
LOT AREA
93,079 S.F. (GROSS)
57,969 S.F. (NET)
CHELSEA LANE
MAIN STREET (S.R. 0063)
E Main St
CLEAR SIGHT TRIANGLES
ZONING SUMMARY
REQUESTED WAIVERS
UNDERGROUND UTILITY NOTE
RECORDING ACKNOWLEDGMENTS
PARKING REQUIREMENTS
SURVEYOR'S CERTIFICATE
RECORD PLAN SHEET 1 OF 1
SIGN SCHEMATICS
LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN
CLEMENS' MILL
JEFFREY AND KELLY CLEMENS
LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
1 of 2B