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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 16, 2025

Alice Eastmure, Township Manager
Skippack Township
4089 Heckler Road—Box 164
Skippack, Pennsylvania 19474

Re: MCPC #25-0090-001
Plan Name: Wynstone/Palmer Lot Line Adjustment
(2 lots comprising 19 acres)
Situate: 2040 Lucon Road
Skippack Township

Dear Ms. Eastmure:

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 April 30, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant proposes to make a lot line adjustment that transfers a portion of 2036 Lucon Road to 2040-2042 Lucon Road. The area being transferred is 6.5 acres in size. No development is proposed.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant‘s proposal without comment.

CONCLUSION

We wish to reiterate that MCPC supports the applicant’s proposal.

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 (*25-0090-001*) on any plans submitted for final recording.

Sincerely,



Stephen Zbyszinski, Senior Farmland Preservation Planner
stephen.zbyszinski@montgomerycountypa.gov - 610-278-5960

c: Wynstone Nominee 15 LLC
Evan Sowers, P.E.
Paul Fox, Chairman, Township Supervisors

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



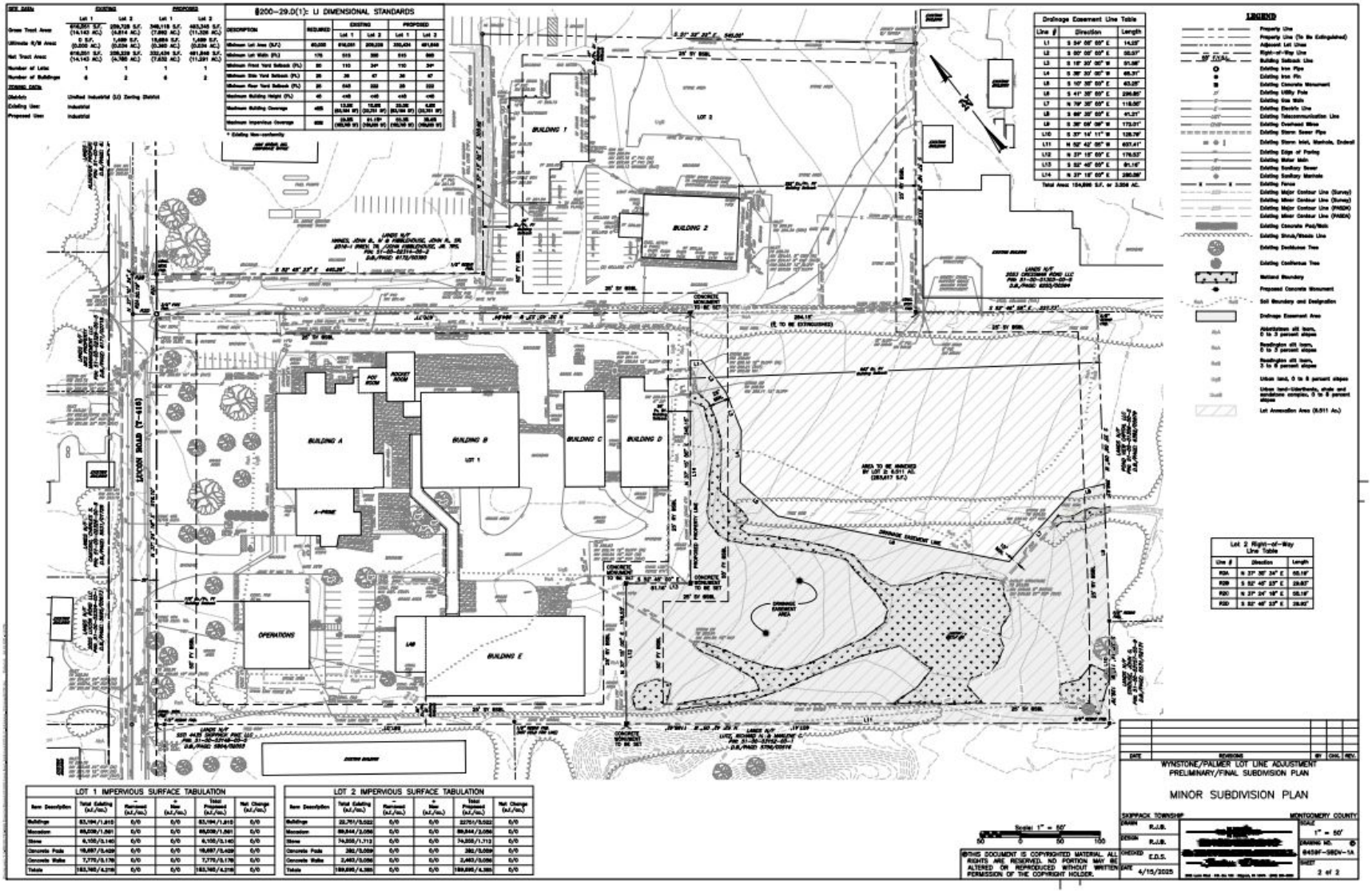
Wynstone/Palmer Lot Line Adjustment
MCPC#250090001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap


§200-29.D(1): LI DIMENSIONAL STANDARDS
Drainage Easement Line Table
LEGEND
LOT 1 IMPERVIOUS SURFACE TABULATION
LOT 2 IMPERVIOUS SURFACE TABULATION
Lot 2 Right-of-Way Line Table
WYNSTONE/PALMER LOT LINE ADJUSTMENT
PRELIMINARY/FINAL SUBDIVISION PLAN
MINOR SUBDIVISION PLAN
SKIPPACK TOWNSHIP
MONTGOMERY COUNTY
BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
OPERATIONS
LOT 1
LOT 2
LEVERN ROAD (T-416)
4/15/2025
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