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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 15, 2025

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike
Post Office Box 625
Spring House, Pennsylvania 19477

Re: MCPC #25-0093-001
Plan Name: Foulkeways Riparian Buffer Piping Conditional Use
Situate: Meetinghouse Road (cross street: Sumneytown Pike)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced conditional use plan as you requested on May 5, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Foulkeways at Gwynedd, is proposing to pipe 160 linear feet of a tributary of the Trewellyn Creek. The tributary piping would impact the riparian corridor buffer, which the township's zoning permits by conditional use approval, provided that there are no reasonable engineering alternatives (per § 1298.17(c). The property is located in the MF-3-A Multifamily Residential District.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area located in the "Suburban Residential" future land use area. Suburban Residential areas consist primarily of single family homes and institutional uses. Development should match the character of the surrounding neighborhood and environmentally sensitive land should be preserved.

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 conditional use approval. Our comments are as follows:

REVIEW COMMENTS

CONDITIONAL USE

The conditional use application includes a reference to the redevelopment of the fitness center building. It is our understanding that the applicant proposes to pipe the tributary in planning for the potential future expansion of the fitness center as part of the redevelopment. We defer to the township solicitor to determine if a building expansion would meet the criteria in Section 1298.17.

A. Riparian Buffer Mitigation. If it is necessary to pipe the tributary for the redevelopment of the fitness center, the township requires in the zoning that wetlands, streams, and riparian buffers that are destroyed by development "shall be replaced elsewhere on the site… so that the total predevelopment area shall not be reduced" (§ 1298.17(c)). We recommend finding locations on the property to plant vegetation that is appropriate for wetland and riparian corridor habitats to support ecological health.

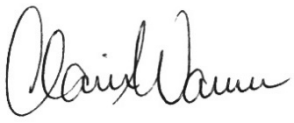
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Gwynedd's planning objectives for development in environmentally sensitive riparian corridors.

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 (MCPC # 25-0093-001) on any plans submitted for final recording.

Sincerely,



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

c: Christen Pionzio, Applicant's Representative
Woodrow & Associates, Applicant's Representative
Mimi Gleason, Township Manager
Craig Melograno, Chairman, Planning Commission

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

ATTACHMENTS A & B



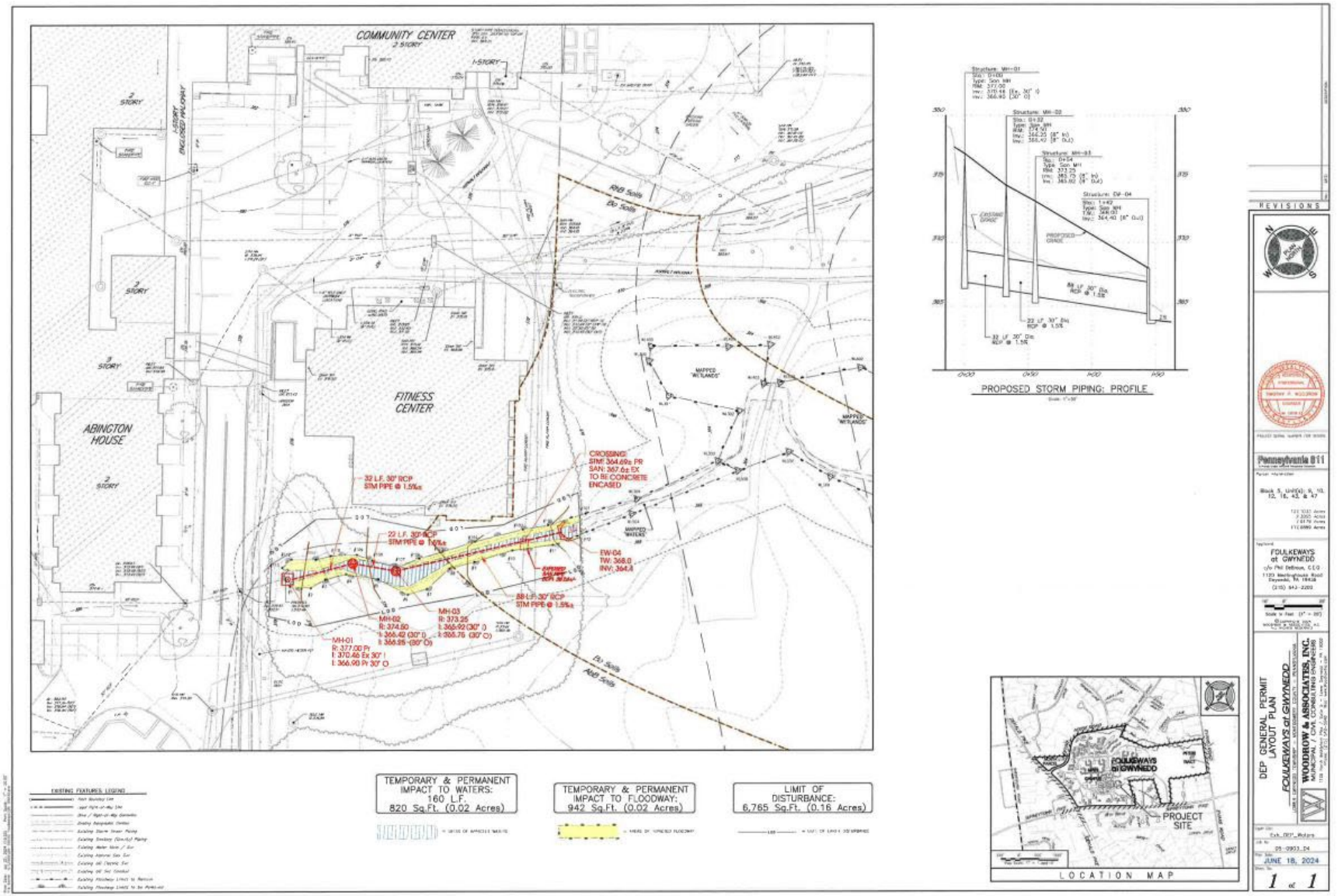
Foulkeways Riparian Buffer Piping
Conditional Use
MCPC#250093001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


COMMUNITY CENTER
2 STORY
1-STORY
2 STORY
2 STORY
3 STORY
2 STORY
ABINGTON HOUSE
FITNESS CENTER
LEGEND
EXISTING FEATURES LEGEND
TEMPORARY & PERMANENT IMPACT TO WATERS: 160 L.F. 820 Sq.Ft. (0.02 Acres)
TEMPORARY & PERMANENT IMPACT TO FLOODWAY: 942 Sq.Ft. (0.02 Acres)
LIMIT OF DISTURBANCE: 6,765 Sq.Ft. (0.16 Acres)
PROPOSED STORM PIPING: PROFILE
LOCATION MAP
PROJECT SITE
FOULKEWAYS at GWYNEDD
DEP GENERAL PERMIT LAYOUT PLAN
WOODROW & ASSOCIATES, INC.
JUNE 18, 2024
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