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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 27, 2025

Ms. Beth Gooch, Director of Planning and Zoning
Franconia Township
671 Allentown Road
Telford, Pennsylvania 18969

Re: MCPC #25-0111-001
Plan Name: Marjorie Landis Subdivision
(2 lots comprising 6.3 acres)
Situate: Smokepipe Road/east of High Street
Franconia Township

Dear Ms. Gooch:

We have reviewed the above-referenced subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 29, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Marjorie Landis, proposes to extinguish an existing property line between two existing land parcels (340004681001 and 340004685006) totaling 6.3 acres and re-subdivide the property to develop a 2.9-acre parcel for a new single lot home. The subdivision and land development take place in the R-130 – Single-Family Detached zoning district with a minimum lot area of 35,000 square feet.

COMPREHENSIVE PLAN COMPLIANCE

The Future Land Use Element of the 2015 Indian Valley Regional Comprehensive Plan identifies this property as within a Designated Growth Area. In addition, this area of the township is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision.* Suburban Residential Areas are residential areas where single-family detached homes are a primary use and individual lots often have extensive landscaping.

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 issue(s) that the applicant and (municipality) may wish to consider prior to (final plan approval, zoning amendment adoption, etc.). Our comments are as follows:

REVIEW COMMENTS

A. Sidewalks: Section 122-20.A.(2) of the township's subdivision and land development ordinance requires that sidewalks shall be required in those single-family residential developments located in the R-100 and R-130 Residential Districts where the lot size provisions of the Franconia Township Zoning Ordinance are used. No sidewalks are currently shown on the proposed subdivision plan. Although no sidewalks are directly adjacent to the subject property, sidewalks currently exist within 300 feet of the property at High Street. Recognizing these existing sidewalks connect to the sidewalk network along Souderton-Harleysville Pike and to the Franconia Elementary School, we recommend the township consider sidewalks in this location.

B. Street Trees: Section 122-69.A.(1) of the township's subdivision and land development ordinance requires that street trees shall be required along all existing streets when they abut or lie within the proposed subdivision or land development. No street trees are currently shown on the proposed subdivision plan. Although an existing overhead electric transmission line and easement is located along the frontage of property, street trees at adjacent properties appear to be present under the overhead transmission line. We recommend the township check on the easement agreement in place with PPL Electric Utilities Corporation to see what allowances are in place for street trees.

C. On-Site Sewage Disposal: Section 122-9.D.(8) of the township's subdivision and land development ordinance requires that for on-site sewage disposal systems, the plan shall show the location of percolation and deep holes tests, as well as the date(s) and results of the test. No on-site sewage disposal is shown on the proposed subdivision plan. We don't recommend a subdivision unless it is confirmed that the parcels can support on-lot sewage disposal through approved viable percolation tests should an on-site sewage disposal system be considered, we recommend the township also determine if such a system can be present under the PPL Electric Utilities Corporation overhead transmission lines.

D. Water Supply: Section 122-29.B. of the township's subdivision and land development ordinance requires a circular area with a radius conforming to the rules and regulations, or future amendments thereto, of the Department of Conservation and Natural Resources and the Franconia Sewer Authority shall be shown around each well to denote clear space in which no on-site sewage system is to be located. No well is shown on the proposed subdivision plan. We don't recommend a subdivision unless it is confirmed that the parcels can support on-lot drinking water should a well be considered, we also recommend the township determine if such a system can be present under the PPL Electric Utilities Corporation overhead transmission lines.

E. Driveways: No driveway is identified on Lot 2 of the subdivision plan. Should a new driveway be required, we recommend the township confirm a driveway can be placed under the PPL Electric Utilities Corporation overhead transmission Lines in this location.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Franconia's planning objectives.

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 (#25-0111-001) on any plans submitted for final recording.

Sincerely,

Douglas Maisey, Senior Planner
douglas.maisey@montgomerycountypa.gov - 610-278-3737

c: Marjorie Landis, Applicant
Jon Hammer, Township Manager
John Medendorp, Chrm., Township Planning Commission
Eric Wert, Esz., Township Solicitor
Russell Dunlevy, Township Engineer
Joseph A. Zadlo, Township Planner

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



Marjorie Landis Subdivision
MCPC#250111001

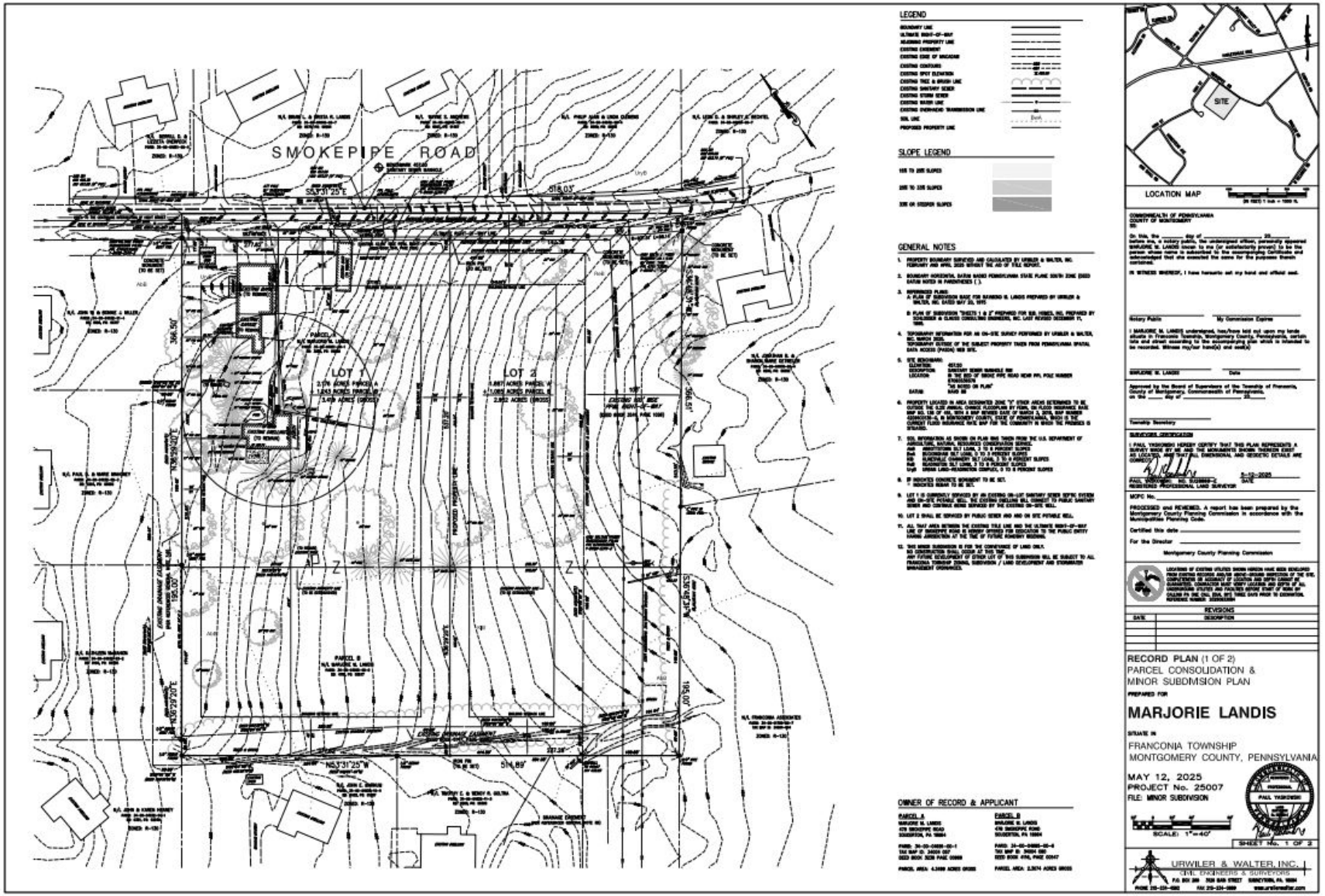
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


SMOKEPIPE ROAD
LOT 1
LOT 2
PARCEL A
PARCEL B
LEGEND
SLOPE LEGEND
GENERAL NOTES
OWNER OF RECORD & APPLICANT
PARCEL A
MARJORIE M. LANDIS
PARCEL B
MARJORIE M. LANDIS
LOCATION MAP
SITE
SCALE: 1"=40'
RECORD PLAN (1 OF 2)
PARCEL CONSOLIDATION &
MINOR SUBDIVISION PLAN
PREPARED FOR
MARJORIE LANDIS
SITUATE IN
FRANCONIA TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
MAY 12, 2025
PROJECT No. 25007
FILE: MINOR SUBDIVISION
SHEET No. 1 OF 2
URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS