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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 26, 2025

Andrew Duncan, Township Manager
Douglass Township
1350 East Philadelphia Avenue
Gilbertsville, Pennsylvania 19525

Re: MCPC #25-0122-001
Plan Name: 135 Hoffmansville Road Subdivision
(2 lots comprising 9.29 acres)
Situate: Hoffmansville Road at Sassamansville Road
Douglass Township

Dear Mr. Duncan:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 11, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Platinum 4 Properties, LLC is proposing to subdivide a 9.29 acre property located on Hoffmansville Road, into 2 lots. Lot 1 is proposed to be 2.1109 acres and contain an existing single-family detached home with associated accessory structures, while Lot 2 is proposed to be 6.1308 acres. The proposal is located within the township's R-1 Agricultural Residential zoning district.

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 Douglass Township may wish to consider prior to plan approval. Our comments are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT

1. Section 230-41 of the subdivision and land development ordinance states that all lots shall have a frontage of at least 50 feet along the ultimate right-of-way line of a street. It appears that the proposal will not meet this requirement. We recommend that the applicant amend the proposal or request a waiver of this provision.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our review comments will better achieve Douglass Township's planning objectives for residential 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 (25-0122-001) on any plans submitted for final recording.

Sincerely,

Naomi Crimm

Naomi Crimm, Senior Planner
naomi.crimm@montgomerycountypa.gov – 610-278-3748

c: Platinum 4 Properties, LLC, Applicant
Edward Reitz, Jr., Douglass Planning Agency
Blake Dunbar, Township Solicitor
Allison Lee, Township Engineer

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



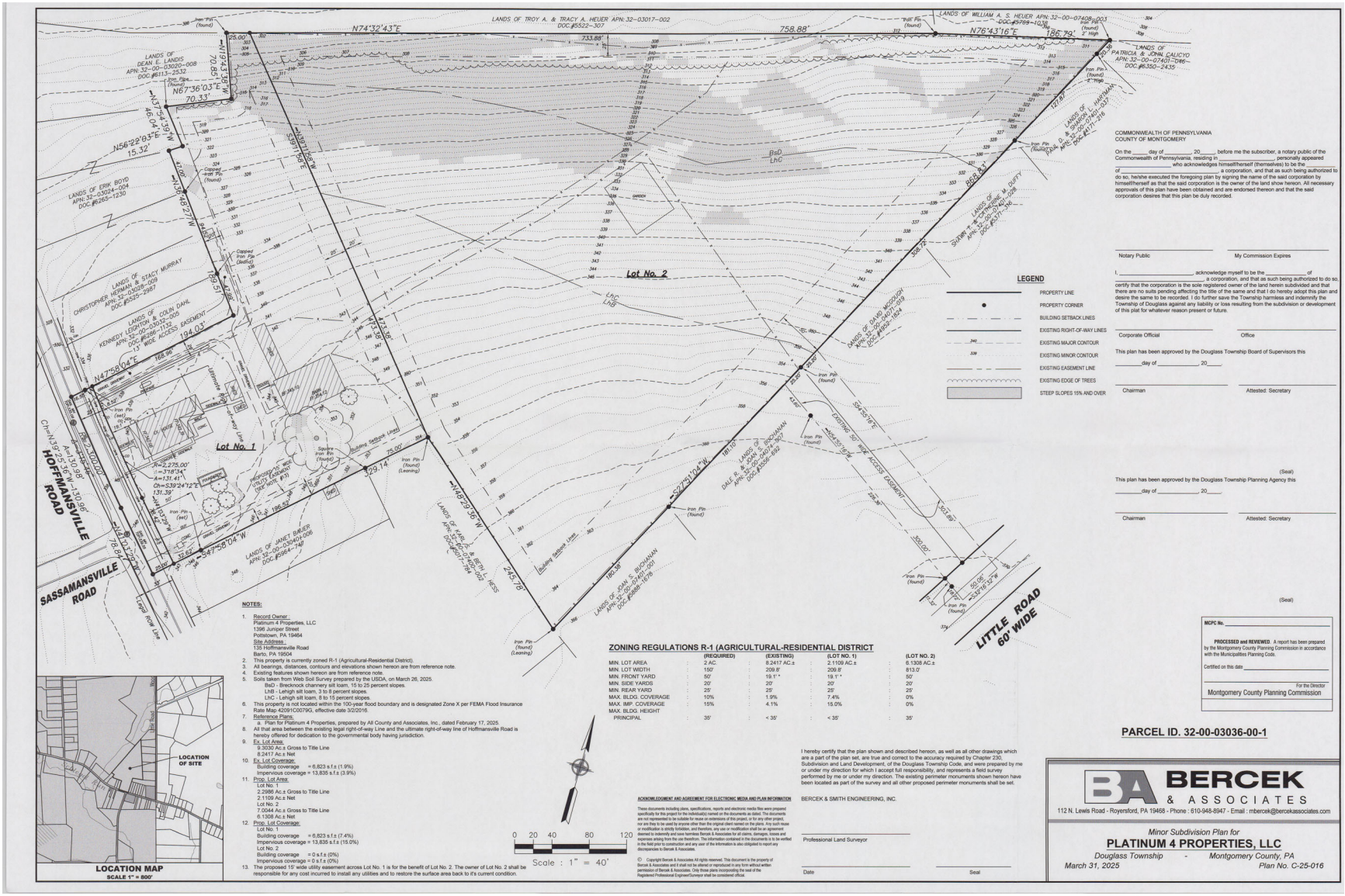
Platinum 4 Properties LLC -
135 Hoffmansville Road
MCPC#250122001

Montgomery County Planning Commission

0 100 200 400 Feet

N

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


LANDS OF TROY A. & TRACY A. HEUER APN: 32-03017-002 DOC.#5522-307
LANDS OF WILLIAM A. S. HEUER APN: 32-00-07408-003 DOC.#5769-1038
LANDS OF PATRICIA & JOHN CALICYO APN: 32-00-07401-046 DOC.#6350-2435
LANDS OF DEAN E. LANDIS APN: 32-00-03020-008 DOC.#613-2532
LANDS OF ERIK BOYD APN: 32-03024-004 DOC.#5265-1230
LANDS OF CHRISTOPHER HERMAN & STACY MURRAY APN: 32-03028-009 DOC.#5525-2987
LANDS OF KENNEDY LEIGHTON & COLIN DAHL APN: 32-00-03032-000 DOC.#5286-1132
20' WIDE ACCESS EASEMENT
LANDS OF SHARON L. HAFFNER APN: 32-00-07401-037 DOC.#671-516
LANDS OF SHARON T. & MATTHEW J. DUFFY APN: 32-00-07401-038 DOC.#5977-346
LANDS OF DMD WOODRUFF APN: 32-00-07401-019 DOC.#852-1024
LANDS OF DALE R. & JOAN S. BUCHANAN APN: 32-00-07401-007 DOC.#586-922
LANDS OF KARL E. & BERYL L. NESS APN: 32-00-07401-004 DOC.#5077-764
LANDS OF JANET BAUER APN: 32-00-03040-006 DOC.#5984-748
LANDS OF JOAN S. BUCHANAN APN: 32-00-07401-001 DOC.#586-1078
Lot No. 1
Lot No. 2
HOFFMANSVILLE ROAD
SASSAMANSVILLE ROAD
LITTLE ROAD 60' WIDE
EXISTING 60' WIDE ACCESS EASEMENT
LEGEND
PROPERTY LINE
PROPERTY CORNER
BUILDING SETBACK LINES
EXISTING RIGHT-OF-WAY LINES
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING EASEMENT LINE
EXISTING EDGE OF TREES
STEEP SLOPES 15% AND OVER
NOTES:
1. Record Owner: Platinum 4 Properties, LLC 1396 Juniper Street Pottstown, PA 19464
Site Address: 135 Hoffmansville Road Barto, PA 19504
2. This property is currently zoned R-1 (Agricultural-Residential District).
3. All bearings, distances, contours and elevations shown hereon are from reference note.
4. Existing features shown hereon are from reference note.
5. Soils taken from Web Soil Survey prepared by the USDA, on March 26, 2025.
BsD - Brecknock channery silt loam, 15 to 25 percent slopes.
LhB - Lehigh silt loam, 3 to 8 percent slopes.
LhC - Lehigh silt loam, 8 to 15 percent slopes.
6. This property is not located within the 100-year flood boundary and is designated Zone X per FEMA Flood Insurance Rate Map 42091C0079G, effective date 3/2/2016.
7. Reference Plans:
a. Plan for Platinum 4 Properties, prepared by All County and Associates, Inc., dated February 17, 2025.
8. All that area between the existing legal right-of-way Line and the ultimate right-of-way line of Hoffmansville Road is hereby offered for dedication to the governmental body having jurisdiction.
9. Ex. Lot Area:
9.3030 Ac.± Gross to Title Line
8.2417 Ac.± Net
10. Ex. Lot Coverage:
Building coverage = 6,823 s.f.± (1.9%)
Impervious coverage = 13,835 s.f.± (3.9%)
11. Prop. Lot Area:
Lot No. 1
2.2986 Ac.± Gross to Title Line
2.1109 Ac.± Net
Lot No. 2
7.0044 Ac.± Gross to Title Line
6.1308 Ac.± Net
12. Prop. Lot Coverage:
Lot No. 1
Building coverage = 6,823 s.f.± (7.4%)
Impervious coverage = 13,835 s.f.± (15.0%)
Lot No. 2
Building coverage = 0 s.f.± (0%)
Impervious coverage = 0 s.f.± (0%)
13. The proposed 15' wide utility easement across Lot No. 1 is for the benefit of Lot No. 2. The owner of Lot No. 2 shall be responsible for any cost incurred to install any utilities and to restore the surface area back to it's current condition.
ZONING REGULATIONS R-1 (AGRICULTURAL-RESIDENTIAL DISTRICT
(REQUIRED) (EXISTING) (LOT NO. 1) (LOT NO. 2)
MIN. LOT AREA 2 AC. 8.2417 AC.± 2.1109 AC.± 6.1308 AC.±
MIN. LOT WIDTH 150' 209.8' 209.8' 813.0'
MIN. FRONT YARD 50' 19.1' * 19.1' * 50'
MIN. SIDE YARDS 20' 20' 20' 20'
MIN. REAR YARD 25' 25' 25' 25'
MAX. BLDG. COVERAGE 10% 1.9% 7.4% 0%
MAX. IMP. COVERAGE 15% 4.1% 15.0% 0%
MAX. BLDG. HEIGHT PRINCIPAL 35' < 35' < 35' 35'
LOCATION OF SITE
LOCATION MAP
SCALE 1" = 800'
0 20 40 80 120
Scale : 1" = 40'
ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION
These documents including plans, specifications, reports and electronic media files were prepared specifically for this project for the individual(s) named on the documents as dated. The documents are not represented to be suitable for reuse on extensions of this project, or for any other project, nor are they to be used by anyone other than the original client named on the plans. Any such reuse or modification is strictly forbidden, and therefore, any use or modification shall be an agreement deemed to indemnify and save harmless Bercek & Associates for all claims, damages, losses and expenses arising from the use therefrom. The information contained in the documents is to be verified in the field prior to construction and any user of the information is also obligated to report any discrepancies to Bercek & Associates.
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I hereby certify that the plan shown and described hereon, as well as all other drawings which are a part of the plan set, are true and correct to the accuracy required by Chapter 230, Subdivision and Land Development, of the Douglass Township Code, and were prepared by me or under my direction for which I accept full responsibility, and represents a field survey performed by me or under my direction. The existing perimeter monuments shown hereon have been located as part of the survey and all other proposed perimeter monuments shall be set.
BERCEK & SMITH ENGINEERING, INC.
Professional Land Surveyor
Date
Seal
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
On the _____ day of _____, 20_____, before me the subscriber, a notary public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____ who acknowledges himself/herself (themselves) to be the _____ of _____, a corporation, and that as such being authorized to do so, he/she executed the foregoing plan by signing the name of the said corporation by himself/herself as that the said corporation is the owner of the land show hereon. All necessary approvals of this plan have been obtained and are endorsed thereon and that the said corporation desires that this plan be duly recorded.
Notary Public
My Commission Expires
I, _____ acknowledge myself to be the _____ of _____, a corporation, and that as such being authorized to do so, certify that the corporation is the sole registered owner of the land herein subdivided and that there are no suits pending affecting the title of the same and that I do hereby adopt this plan and desire the same to be recorded. I do further save the Township harmless and indemnify the Township of Douglass against any liability or loss resulting from the subdivision or development of this plat for whatever reason present or future.
Corporate Official
Office
This plan has been approved by the Douglass Township Board of Supervisors this _____day of _____, 20____.
Chairman
Attested: Secretary
(Seal)
This plan has been approved by the Douglass Township Planning Agency this _____day of _____, 20____.
Chairman
Attested: Secretary
(Seal)
MCPC No. _____
PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified on this date _____
For the Director
Montgomery County Planning Commission
PARCEL ID. 32-00-03036-00-1
BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com
Minor Subdivision Plan for
PLATINUM 4 PROPERTIES, LLC
Douglass Township - Montgomery County, PA
March 31, 2025
Plan No. C-25-016