MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 15, 2025

Ms. Cecile Daniel, Manager
Perkiomen Township
1 Trappe Road
Collegeville, Pennsylvania 19426-1829

Re: MCPC #24-0126-004
Plan Name: Landis Tract
(30 lots/27 dus comprising 50.37 acres)
Situate: Bucher Road (south)/east of Smith Road
Perkiomen Township

Dear Ms. Daniel:

We have reviewed the above-referenced subdivision and land development with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code" as you requested on June 13, 2025. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Artisan Land Company, submitted a final land development plan to subdivide a 50.37-acre tract into 30 lots, including 27 lots for single-family detached dwellings, and 3 open space lots. Montgomery County Planning Commission (MCPC) previously reviewed this proposal for Perkiomen Township in Act 247 review letters on July 16, 2024, September 12, 2024, and December 4, 2024. The property is currently open space, consisting of farmland, woodlands, steep slopes, and several stream valleys. The proposal is part of a larger land development involving 13 additional single-family detached dwellings on 8.23 acres in Schwenksville Borough, and 1 additional single-family detached dwelling on 4.28 acres in Lower Frederick Township. The plans for those sections are being reviewed as part of those municipal submissions. The property proposes two access points off of Bucher Road/Centennial Street: one in Perkiomen Township and one in Lower Frederick Township. The property is located in the R-1 Residential District and the site is served by on-lot sewer and water.

Since our December 4, 2024 review letter, the applicant and Perkiomen Township entered into Resolution #2025-11 approving various waivers requested by the applicant. The applicant originally requested a waiver from the required minimum minor street cartway width of 34 feet in §264-24.C1 of the township's Subdivision and Land Development Ordinance to maintain Bucher Road's/Centennial Street's existing cartway width of 20-22 feet and permit internal streets to be reduced to a width of 30 feet. The applicant has amended the waiver request and received approval, via Resolution #2025-11, to create 13-foot half-widths on Bucher Road/Centennial Street, in addition to 30 feet widths for internal streets, which the county supports.

The applicant also originally requested a waiver from consideration that sidewalks be installed on one side of the street in parts of the development instead of the governing body's requirement that they be installed on both sides of the streets, per §264-35.D.1 of the township's Subdivision and Land Development Ordinance (SALDO). The applicant has made updates on the final subdivision and land development plan to extend the sidewalk on the cluster mailbox side of Street B to connect with the cluster mailbox, and added sidewalk on Bucher Road/Centennial Street between the two entrances to the proposed development. The final subdivision and land development plan adds crosswalks within the development that facilitate connections across internal streets where a sidewalk ends. We support these improvements to the plan as they ensure pedestrian connectivity throughout the site.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision – We find the proposed development to be generally consistent with the county comprehensive plan. The county's future land use plan identifies the proposed development site as primarily suburban residential area. These areas are residential areas which depend on automobiles for transportation and often have extensive landscaping on individual properties. These areas will have a variety of housing types, with single-family detached homes being the most prominent type.

Central Perkiomen Valley Regional Comprehensive Plan – The proposal is generally consistent with the Region's Future Land Use Plan and is located within the future growth area of the plan. The future growth area is planned to permit growth around existing boroughs, villages, and developed areas, and is intended to be served by public sewer and water. In future growth areas, the plan recommends that residential development be compact, with a sensitivity to the surrounding natural environment. In addition, the region's recently completed *Multi-Regional Greenway and Stewardship Study* identified areas for greenway and natural resource preservation on all properties over 10 acres in size. The greenway analysis was conducted with the assumption that these sites, if developed, should be designed as conservation/cluster developments, preserving 50 percent of the property as greenway land. The analysis depicts the portion of the site that should be conserved, as well as the portions of the site that are most appropriate for development. Use of the township's OSR Open Space Residential Overlay District will further implement this study, and the proposed layout is consistent with the lands identified for both conservation and development.

RECOMMENDATION

MCPC generally supports the applicant's final subdivision and land development plan; however, in the course of our review we have identified the following comments that the applicant and township may wish to consider prior to final plan approval. Our comment is as follows:

REVIEW COMMENTS

SEWER

Per § 264-26.C.2 of the SALDO, "Whenever approval by the Pennsylvania Department of Environmental Protection is required for the water supply or sanitary sewage disposal system(s) for a proposed subdivision, a copy of such approval certification shall be submitted prior to recording of the plan." Schwenksville Borough Authority (SBA) indicated in its Public Water Service Availability letter that Public Water was available for 13 units in Schwenksville Borough, but that sanitary sewer capacity for the development was not guaranteed as SBA is operating under a Connection Management Program (CMP) where PADEP must approve any new

connections to SBA. Given the importance of having sewer capacity for the 27 units in Perkiomen Township, we encourage the applicant to obtain and share PADEP's approval of the Sewage Facilities Planning Module with Perkiomen Township.

BUCHER ROAD AND SMITH ROAD INTERSECTION IMPROVEMENTS

The existing Bucher Road/Centennial Street and Smith Road intersection is at an oblique angle and has limited sight lines, creating a difficult situation for drivers attempting to turn left onto Smith Road. Given the minimum lot size of only 2 acres in the Lower Frederick portion of the site, the single-family lot can be reduced in size to facilitate an adjustment to Bucher Road that will allow it to intersect with Smith Road at a more perpendicular angle. We encourage the applicant to explore incorporating intersection improvements into the development design.

PEDESTRIAN CIRCULATION

Each home's driveway apron is made of asphalt, while the sidewalks are made of concrete. We recommend extending the concrete sidewalks across each driveway apron because they will last longer than asphalt and provide a level surface for pedestrians to walk on.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however we believe that our suggested revisions will better achieve the 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.

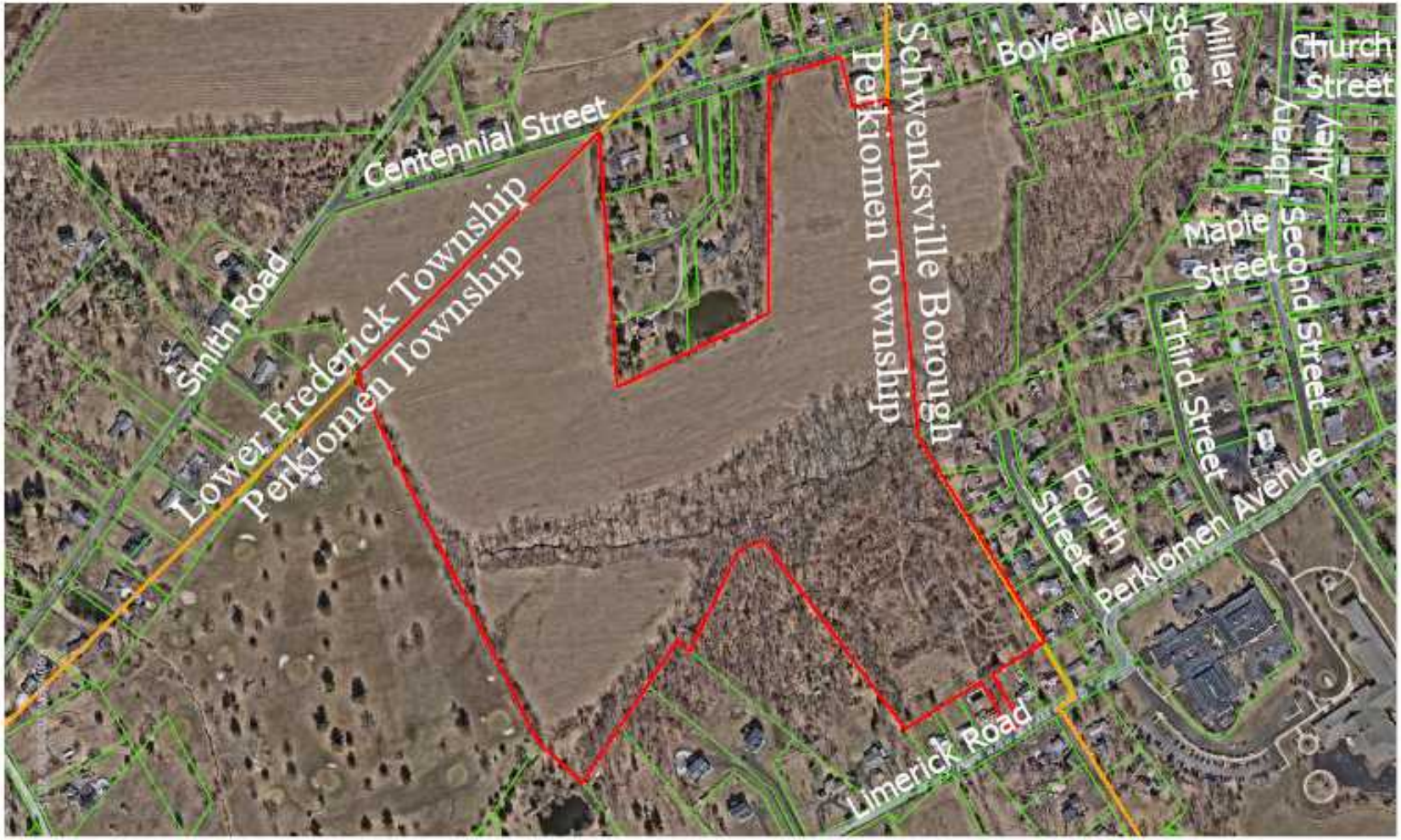
Should the governing body approve a final plan of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#24-0126-004) on any plans submitted for final recording.

Sincerely,

Adam Schantz, Community Planner
610-278-3722 – adam.schantz@montgomerycountypa.gov

c: Artisan Land Company, Applicant
Brett Coleman, Chair, Municipal Planning Commission
John Moran, Zoning Officer
Nicholas Szeredai, Municipal Engineer

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



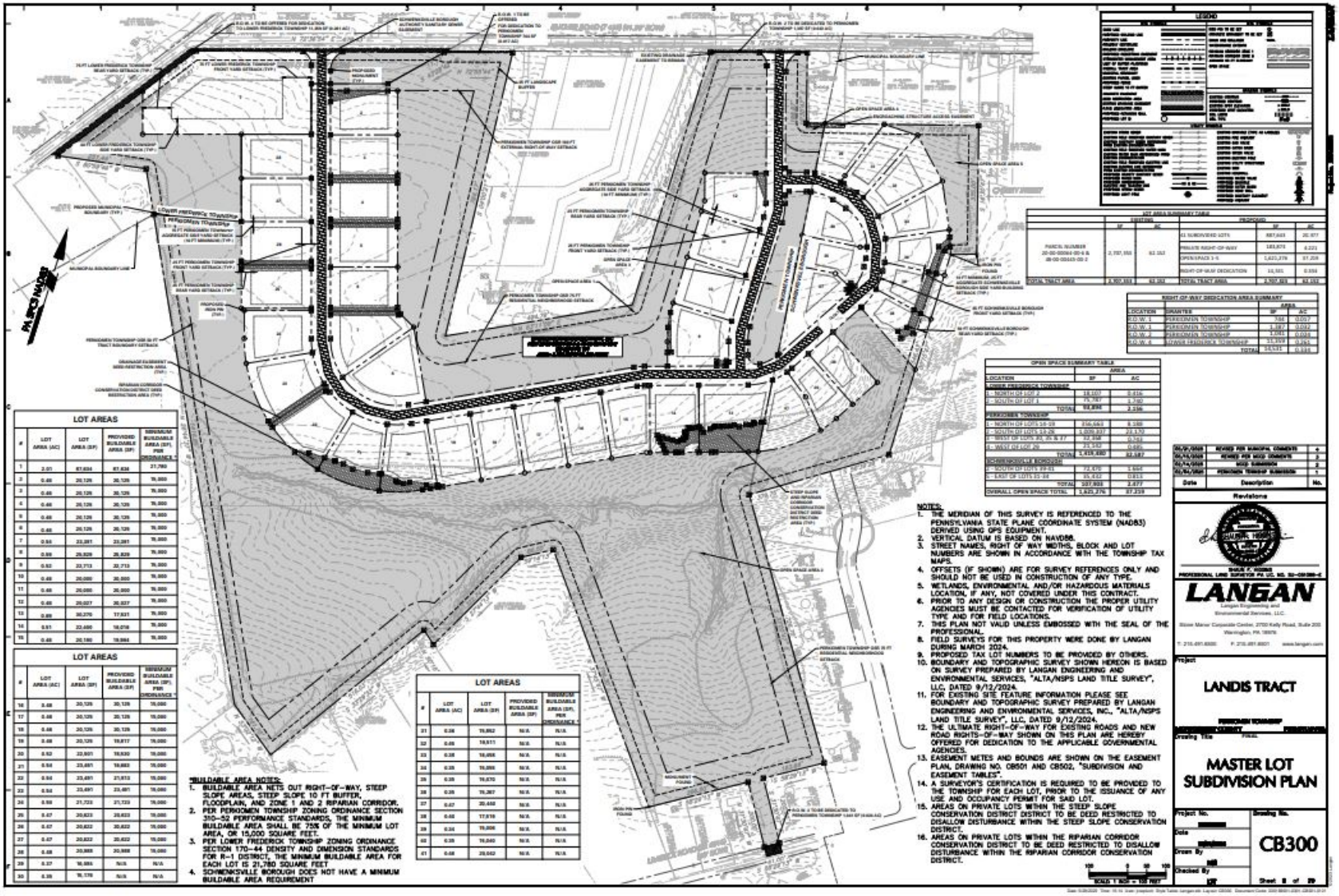
Landis Tract
MCPC#240126004

Montgomery County Planning Commission

0 200 400 800 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/planning
Aerial photography provided by Nearmap


LOT AREAS
LOT AREAS
LOT AREAS
*BUILDABLE AREA NOTES:
1. BUILDABLE AREA NETS OUT RIGHT-OF-WAY, STEEP SLOPE AREAS, STEEP SLOPE 10 FT BUFFER, FLOODPLAIN, AND ZONE 1 AND 2 RIPARIAN CORRIDOR.
2. PER PERKIOMEN TOWNSHIP ZONING ORDINANCE SECTION 310-52 PERFORMANCE STANDARDS, THE MINIMUM BUILDABLE AREA SHALL BE 75% OF THE MINIMUM LOT AREA, OR 15,000 SQUARE FEET.
3. PER LOWER FREDERICK TOWNSHIP ZONING ORDINANCE SECTION 170-44 DENSITY AND DIMENSION STANDARDS FOR R-1 DISTRICT, THE MINIMUM BUILDABLE AREA FOR EACH LOT IS 21,780 SQUARE FEET
4. SCHWENKSVILLE BOROUGH DOES NOT HAVE A MINIMUM BUILDABLE AREA REQUIREMENT
NOTES:
1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83) DERIVED USING GPS EQUIPMENT.
2. VERTICAL DATUM IS BASED ON NAVD88.
3. STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE TOWNSHIP TAX MAPS.
4. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE.
5. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
6. PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
7. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL.
8. FIELD SURVEYS FOR THIS PROPERTY WERE DONE BY LANGAN DURING MARCH 2024.
9. PROPOSED TAX LOT NUMBERS TO BE PROVIDED BY OTHERS.
10. BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON SURVEY PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, "ALTA/NSPS LAND TITLE SURVEY", LLC, DATED 9/12/2024.
11. FOR EXISTING SITE FEATURE INFORMATION PLEASE SEE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., "ALTA/NSPS LAND TITLE SURVEY", LLC, DATED 9/12/2024.
12. THE ULTIMATE RIGHT-OF-WAY FOR EXISTING ROADS AND NEW ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAN ARE HEREBY OFFERED FOR DEDICATION TO THE APPLICABLE GOVERNMENTAL AGENCIES.
13. EASEMENT METES AND BOUNDS ARE SHOWN ON THE EASEMENT PLAN, DRAWING NO. CB501 AND CB502, "SUBDIVISION AND EASEMENT TABLES".
14. A SURVEYOR'S CERTIFICATION IS REQUIRED TO BE PROVIDED TO THE TOWNSHIP FOR EACH LOT, PRIOR TO THE ISSUANCE OF ANY USE AND OCCUPANCY PERMIT FOR SAID LOT.
15. AREAS ON PRIVATE LOTS WITHIN THE STEEP SLOPE CONSERVATION DISTRICT DISTRICT TO BE DEED RESTRICTED TO DISALLOW DISTURBANCE WITHIN THE STEEP SLOPE CONSERVATION DISTRICT.
16. AREAS ON PRIVATE LOTS WITHIN THE RIPARIAN CORRIDOR CONSERVATION DISTRICT TO BE DEED RESTRICTED TO DISALLOW DISTURBANCE WITHIN THE RIPARIAN CORRIDOR CONSERVATION DISTRICT.
LEGEND
LOT AREA SUMMARY TABLE
RIGHT-OF-WAY DEDICATION AREA SUMMARY
OPEN SPACE SUMMARY TABLE
LANGAN
LANDIS TRACT
PERKIOMEN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
MASTER LOT SUBDIVISION PLAN
CB300