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 24, 2025

Mr. Aaron Walizer, MPA, Township Manager
Upper Frederick Township
3205 Big Road
Zieglerville, Pennsylvania 19492

Re: MCPC #25-0147-001
Proposal Name: Dix Lot Line
(2 lots comprising 3.05 acres)
Situate: 1649 & 1657 Gravel Pike
Upper Frederick Township

Dear Mr. Walizer:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 17, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicants, Shane and Emma Wolf (the owners of tax parcel #55-00-00730-00-7) have submitted an application for a minor subdivision to Upper Frederick Township. The application provides for a lot line change with a neighboring parcel of land, tax parcel #55-00-00727-00-1, which is owned by Therol and David Dix. The applicants intend to convey approximately 0.64 acres of tax parcel #55-00-00730-00-7 to tax parcel #55-00-00727-00-1. No land development is proposed as part of this application and no other approvals are required. It is worth noting that tax parcel #55-00-0727-00-1 is nonconforming as to its lot area; however, this nonconformity is being reduced by the proposal as the parcel will increase in area.

RECOMMENDATION & CLOSING

The Montgomery County Planning Commission (MCPC) supports the applicants' proposal without comment and have found it to be generally consistent with the Upper Frederick Township's land use regulations. 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 (25-0147-001) on any plans submitted for final recording.

Sincerely,

Timothy Konetchy

Tim Konetchy, Senior Community Planner
timothy.konetchy@montgomerycountypa.gov – 610-292-4917

c: Megan Stomper, InLand Design, Applicant's Representative
Vicki Kushto, Esq., Township Solicitor

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



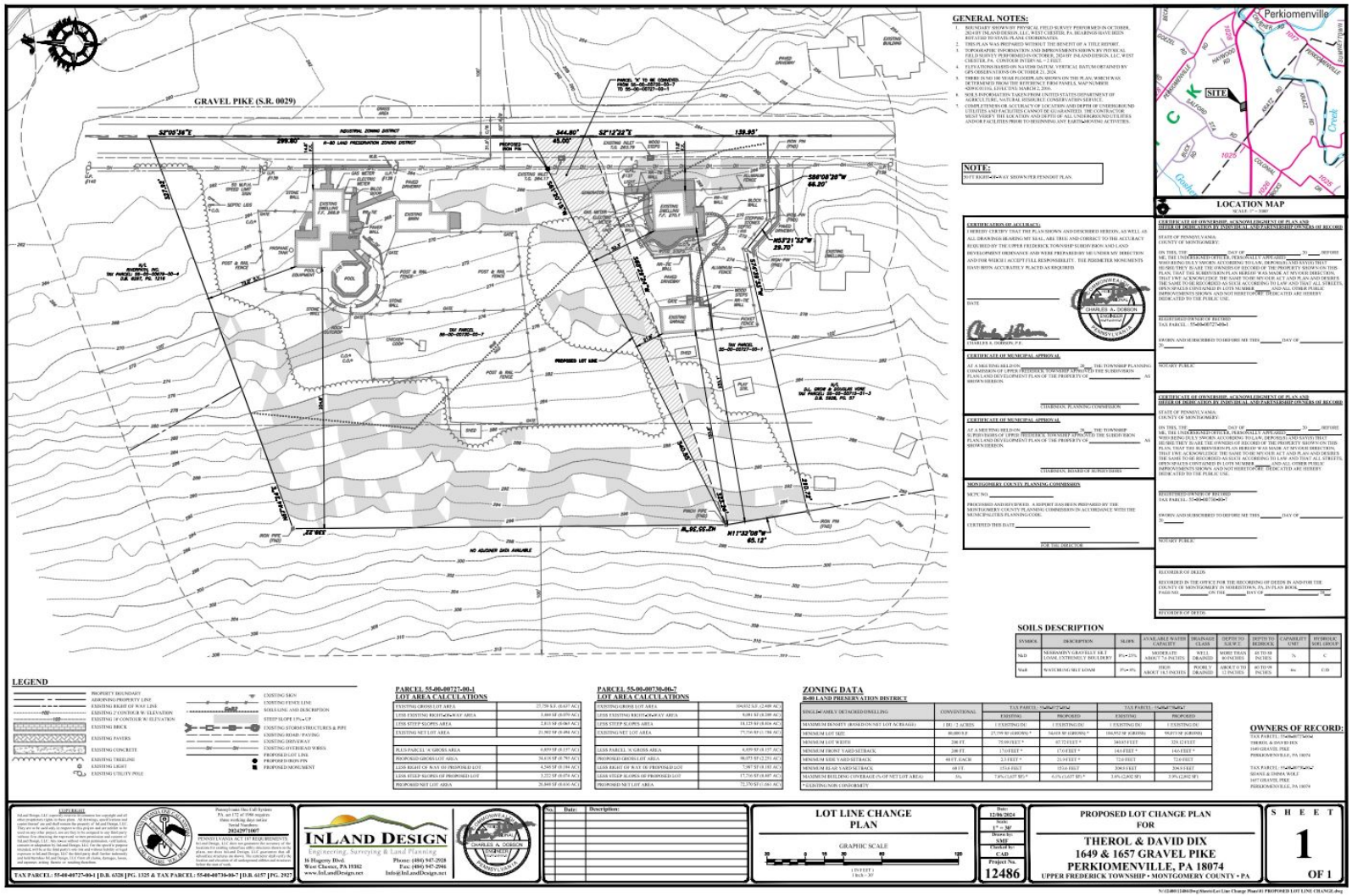
Dix Lot Line
MCPC#250147001

Montgomery County Planning Commission

0 50 100 200 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


GRAVEL PIKE (S.R. 0029)
GENERAL NOTES:
NOTE:
LOCATION MAP
SITE
Perkiomenville
SOILS DESCRIPTION
LEGEND
PARCEL 55-00-00727-00-1
LOT AREA CALCULATIONS
PARCEL 55-00-00730-00-7
LOT AREA CALCULATIONS
ZONING DATA
R-80 LAND PRESERVATION DISTRICT
OWNERS OF RECORD:
INLAND DESIGN
Engineering, Surveying & Land Planning
LOT LINE CHANGE PLAN
GRAPHIC SCALE
PROPOSED LOT CHANGE PLAN FOR
THEROL & DAVID DIX
1649 & 1657 GRAVEL PIKE
PERKIOMENVILLE, PA 18074
UPPER FREDERICK TOWNSHIP • MONTGOMERY COUNTY • PA
Date: 12/06/2024
Scale: 1" = 30'
Drawn by: SMF
Checked by: CAD
Project No. 12486
SHEET 1 OF 1