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PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 23, 2025

Mr. Joel Rowe, Zoning Officer
Plymouth Township
700 Belvoir Road
Plymouth Meeting, Pennsylvania 19462

Re: MCPC #25-0136-001
Plan Name: Bergey's Cadillac & Chevrolet
(1 lot comprising 2.10 acres)
Situate: 1441 East Ridge Pike
Plymouth Township

Dear Mr. Rowe:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 8, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Bergey's Reality Company, has proposed to construct a building addition to their Bergey's Cadillac & Chevrolet automotive dealership in Plymouth Township. The new building addition will be used as a sales floor, office and service drop-off area. Other than parking reconfiguration, no other improvements are proposed.

COMPREHENSIVE PLAN COMPLIANCE

This area of Plymouth Township is identified as Business Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Business Areas are concentrations of employment-oriented land uses, such as offices, research facilities and industrial parks. We believe that this plan is compliant with *Montco 2040*.

Plymouth Township's Comprehensive Plan is broadly supportive of the redevelopment of business sites.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant‘s proposal without comment as we have found it to be generally consistent with *Montco 2040* and Plymouth’s Comprehensive Plan.

CONCLUSION

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 (#25-0136-001) on any plans submitted for final recording.

Sincerely,

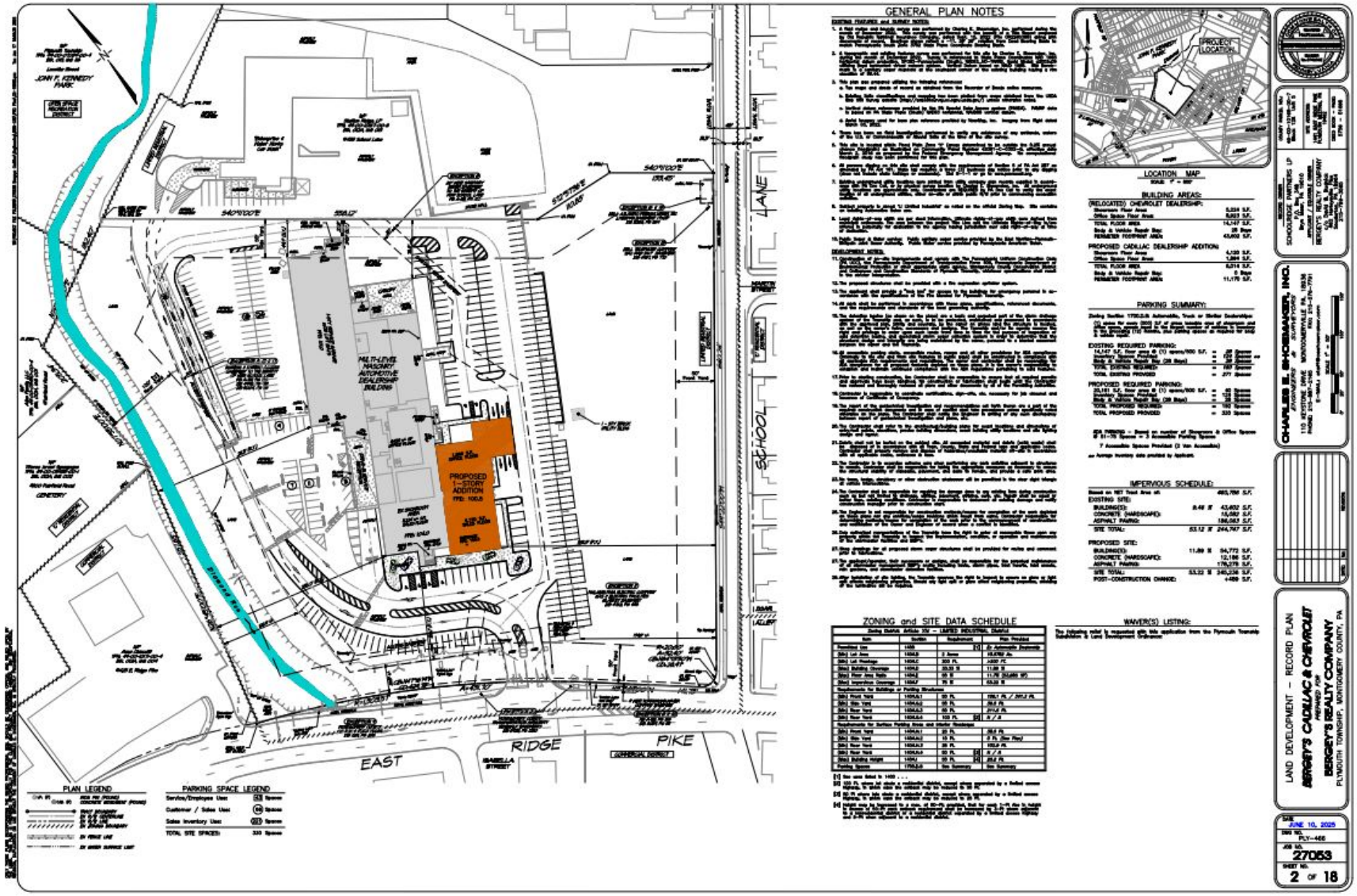


Ryan Lamberti, Senior Environmental Planner
610-278-3729 – Ryan.Lamberti@montgomerycountypa.gov

c: Chad W. Brensinger, PE, Applicant’s Representative
Karen Weiss, Township Manager
Vincent Frangiosa, Municipal Planning Commission

Attachments: (A) Site Plan
(B) Aerial

Site Plan – Bergey's Cadillac and Chevrolet, Plymouth Township



Aerial – Bergey's Cadillac and Chevrolet, Plymouth Township



Bergey's Cadillac and Chevrolet
MCPC#250136001

Montgomery County Planning Commission
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Aerial photography provided by Nearmap

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