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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 11, 2025

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
1286 Black Rock Road
Oaks, Pennsylvania 19456

RE: MCPC #25-0145-001
Plan Name: 104 Hasson Road
(14 single-family lots on 27.88 acres)
Situate: Intersection of Hasson Road and Wilson Way
Upper Providence Township

Dear Mr. Grace:

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 July 15, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicants, Frank M. Weisner Rev. Trust c/o Margaret Cornett & John Weisner, propose to demolish the existing residential building and associated out-buildings and develop 14 single-family lots on 27.88 acres. This proposed residential development is in the R-1 Residential Agricultural District, Preferential Assessment. This property is divided by Wilson Way. This development will have public sewer and water. One quarter to a third of this property is steep slopes.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as a Designated Growth Area – Developed Land, and on its Future Land Use map as Suburban Residential Area. As this request is for a 14-lot residential single-family development, the Montgomery County Planning Commission finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.

Upper Providence Township shows this land in its Proposed Land Use map from the *2010 Comprehensive Plan-Adopted 2024* as being in a focus area for land preservation. The township has expressed an interest in purchasing this property for just that purpose. The Montgomery County Planning Commission (MCPC) believes that this project might be in conflict with the township's expressed intent.

RECOMMENDATION/COMMENTS

Based on *Montco 2040,* the Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal but notes that we also support the township's desire to preserve rapidly dwindling open space. If the township decides to approve this plan, we identified during our review the following key issues that the applicant and Upper Providence Township may wish to consider prior to final plan approval. Our comments are as follows:

GENERAL: Due to the complicated nature of steep slopes, communal driveways and stormwater facilities we recommend that there be a clear understanding of operations and maintenance responsibilities for all of these features on the plot plans in order to inform the future owners of their responsibilities.

DESIGN:

1. The open space as designed on this sketch plan appears to be very awkwardly placed. How can this open space be made beneficial to all the residents? Also, unless Open Space A has dedicated amenities for use by all of the residents, what is to keep Lot 10 owners from expanding their "backyard" use and encroaching on this area?

2. What is the setback of structures on property that contains steep slopes? We were unable to locate this answer in the SALDO and noticed that the building envelopes directly abut what appear to be steep slopes.

TRANSPORTATIION/PEDESTRIAN CIRCULATION: We recommend a minimum 5-foot wide sidewalk or 10-foot wide trail along both sides of Road A and the communal driveway.

ENVIRONMENTAL:

1. Regarding the construction of the communal driveway for Lots 7, 8 and 9:

    a. We recommend vegetation be planted to stabilize the steep slopes that were disturbed after construction.

    b. We recommend that the driveway be constructed wide enough to accommodate two-way traffic, or at least have pull out areas for passing vehicles.

    c. We recommend developing a plan to ensure stabilization of the steep slopes during construction of the roadway and the residences.

    d. We recommend that there be a maintenance agreement identifying who will maintain this driveway after construction.

2. The developer must ensure that the many wooded areas on this plan are maintained and protected during and after construction.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's subdivision proposal contingent on the township's approval. Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of any proposal.

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. Please supply a paper copy bearing the municipal seal and signature of approval for our files.

Please print the assigned MCPC number #25-0145-001 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant, Principal Transportation Planner II
Laureen.sendel-grant@montgomerycountypa.gov - 610-278-3734

c: Frank Weisner Rev. Trust, c/o Margaret Cornett and John Weisner, Applicants
Anthony Hibbeln, Gorski Engineering, Applicant's Engineer
Kevin Palmer, Applicant's Representative
Tim Tieperman, Township Manager
Tom Wright, Chrm., Township Planning Commission
Jen Gutshall, Township Engineer

Attachments: 1) Aerial View; 2) Sketch Plan

Aerial View: 104 Hasson Road, Upper Providence Twp, Montgomery County, PA



Hasson Road Subdivision
MCPC#250145001

Plan View: 104 Hasson Road, Upper Providence Twp, Montgomery County, PA

