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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 27, 2025

Anne W. Klepfer, Township Manager
Upper Hanover Township
1704 Pillsbury Road
East Greenville, PA 18041

Re: MCPC #21-0285-004
Plan Name: Redwing Meadows (Zoning Amendment)
42 lots comprising 44.56 gross acres (44.33 net acres)
Parcel ID: 57-00-01340-00-7
Situate: Opposite 81 Gravel Pike
Upper Hanover Township

Dear Ms. Klepfer:

We have reviewed the above-referenced zoning ordinance amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 8, 2025. We forward this letter as a report of our review.

BACKGROUND

The subject parcel (PARID 57-00-01340-00-7) falls within two zoning districts: LIC-1 and R-2. About 96% of the parcel lies within the LIC-1 (approximated by acreage); the remainder, in the northwest quadrant, is zoned R-2. The applicant, Tuskes Homes, Inc., has submitted to the township an application to rezone the LIC-1 section to R-2, such that the entire parcel would be R-2, to permit a proposed residential subdivision and land development, which we reviewed on May 16, 2025 (see MCPC no. 21-0285-003).

COMPREHENSIVE PLAN COMPLIANCE

Section 603(j) of Act 247 requires that “zoning ordinances adopted by municipalities shall be generally consistent with the municipal or multimunicipal [regional] comprehensive plan . . . and the county comprehensive plan.” We find that the proposed ordinance amendment is generally consistent with both the regional and county comprehensive plans.

R-2: MEDIUM DENSITY RESIDENTIAL

Upper Hanover Township Code §500-1301 restricts land uses in the R-2 zoning district to the following:

> *Single-family detached dwelling; agriculture; institutional uses; preservation of open space and outdoor recreational uses; nonagricultural uses for agricultural; any private utility facility use directly related to and necessary for services within the Township . . . accessory uses in conformance with this chapter; age-qualified housing in conformance with the Federal Fair Housing Act of 1988, as amended, when authorized by the Board of Supervisors as a conditional use; no-impact home-based business.*

REGIONAL PLAN

The *Upper Perkiomen Valley Regional Comprehensive Plan* places the subject parcel entirely within the Commercial/Industrial Center future land use designation. In this category, "the dominant uses . . . are and should continue to be a mix of shopping centers and strip-style development, office parks, and light industrial operations, including manufacturing, processing, warehousing and distribution, and research and development" (p. 160). The plan also provides, however, that a less intense use is permitted in any growth area that permits a more intense use. The plan expressly states that "a suburban residential development may be appropriate within the Commercial/Industrial Center area" (p. 158). As the uses permitted by the R-2 zoning district align with those envisioned in the designated future land use of the parcel, the proposed rezoning is generally consistent with the regional comprehensive plan.

COUNTY PLAN

Montco 2040: A Shared Vision places the subject parcel entirely within the Community Mixed Use and Services future land use designation. Areas within this category are "local community focal points that typically have a significant retail or institutional element with surrounding residential uses" (p. 82). The primary suggested land uses for this category are "community neighborhood shopping centers and retail uses in concentrated nodes," various offices, "major institutions" and "other local services, such as daycare centers" (p. 82). Less-prominent uses suggested include light industrial, "entertainment uses," and medium density residential (p. 82). As "medium density residential" is included as a recommended land use within this future land use designation, the proposed rezoning is generally consistent with the county comprehensive plan.

RECOMMENDATION AND COMMENTS

MCPC generally supports the proposed rezoning; however, in the course of our review, we have identified the following items that the applicant and Upper Hanover Township should consider prior to zoning amendment adoption:

ZONING

A. GENERAL

1. Adjacent parcel. The abutting parcel immediately to the east (PAR ID 450000259002) lies mostly in Marlborough Township with just a sliver in Upper Hanover Township. The portion within Upper Hanover Township should also be rezoned to R-2.

B. OPEN SPACE

1. Woodlands. The northeast quadrant of the subject parcel is densely wooded. Section §500-1303 of the Township Code allows the possibility of reducing building envelopes and lot sizes to preserve open space within the R-2 zoning district. We encourage the township to explore using this option to support a redesign that would preserve the woodland.

ADDITIONAL REMARKS

We recognize that the submission before us, and the subject of this review, is a zoning ordinance amendment. However, the revised sketch plan raises certain design concerns. We express these here:

TRANSPORTATION

A. EMERGENCY ACCESS DRIVEWAY

On the previous sketch plan, an emergency access driveway connected the subdivision to the Second Street cul-de-sac. The current sketch plan reflects that the emergency access driveway has been removed. This raises the following issues:

1. Public safety. The subdivision has only one ingress/egress point. Should there be any blockage to the street access from Gravel Pike, residents will have no entry or exit and first responders in vehicles will have no way to access the homes.
2. Pedestrian access. Removing the emergency access driveway eliminates pedestrian connectivity between neighborhoods and stymies walkability.

B. STREETS

1. Street width. The sketch plan reflects a 34ft cartway. This seems excessively wide, given that on-street parking is not permitted on residential streets in the township (§425-403E(5)(e)). We recommend the cartway not exceed the code's minimum of 32ft (§425-403E(5)(b)). A 30ft or 28ft cartway would also be sufficient for the proposed design.

OPEN SPACE

A. TOT LOT

1. Tot lot removed. The previous sketch plan featured a tot lot in the center of the subdivision. It has been removed in the current sketch plan. We recommend reintroducing a common recreation space to allow for social interaction.

B. RIPARIAN BUFFERS.

1. Proximity to structures. We note that on several lots, the building envelopes abut the riparian buffer. We offer that this may pose a risk of flooding.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed rezoning. We believe our comments will help advance the township’s planning objectives.

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 adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Austin Mosby
County Planner II
Montgomery County Planning Commission
(610) 278-3529
austin.mosby@montgomerycountypa.gov

c: Michael J. Meginniss, Esq, Tuskes Homes, Inc., Applicant's Representative
Richard Fain, Chairperson, Township Planning Commission
Kristin Walcott, Township Administrative Assistant

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

ATTACHMENTS



Redwing Meadows
MCPC#210285004

Montgomery County Planning Commission

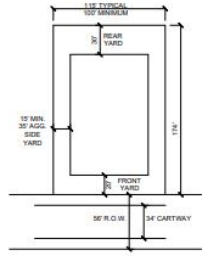
0 150 300 600 Feet

N



NOTES:

GROSS SITE AREA:	44.56 AC ±
ULTIMATE R.O.W.:	0.23 AC ±
NET SITE AREA:	44.33 AC ±
EX. ZONING:	LIC-1 DISTRICT R-2 RESIDENTIAL
PR. ZONING:	R-2 RESIDENTIAL
PROPOSED DEVELOPMENT:	
SFD LOTS: 20,000 SF	43 DU
AVERAGE LOT SIZE:	22,366 SF
PARKING:	84 (2 SP/DU)
OPEN SPACE:	15.16 AC (34%)
TYPICAL LOT:	



ONE SQUARE INCH EQUALS: 10,000 SF / .23 ACRES

SCALE: 1"=100' DATE: 6/30/25

SKETCH PLAN

Redwing Meadows

UPPER HANOVER TOWNSHIP
MONTGOMERY COUNTY, PA

Tuskes Homes
4511 PALMER DRIVE
BETHLEHEM, PA 18020

Kennedy & Associates
Planners and Land Use Consultants