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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 8, 2025

Mr. Eric Traub, Manager
Whitpain Township
960 Wentz Road
Blue Bell, Pennsylvania 19422

Re: MCPC #25-0170-001
Plan Name: Blue Bell Farm Minor Subdivision
(1 lot comprising 2.6 acres)
Situate: Skippack Pike and Penllyn Blue Bell Pike
Whitpain Township

Dear Mr. Traub:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 21, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Blue Bell Farm Properties LLC, is proposing to subdivide a 2.6-acre property at 760 Penllyn Blue Bell Pike into two lots—Lot 1 (1.1 acres) and Lot 2 (1.5 acres)—and construct a single-family detached house, gravel driveway, and rain garden on Lot 2. The property currently has an existing stone house that dates to c. 1795, per a historic resource survey done in 1999. There is also a two-story outbuilding, garden, pond, and several trees that are protected by the township's Shade Tree Commission. The stone house and outbuilding would comprise Lot 1.

The property is a flag lot, with an existing driveway connecting to Penllyn Blue Bell Pike. The driveway would be extended to provide access to Lot 2.

The applicant has been granted a variance to allow the existing and proposed houses to have a rear setback of less than the required 75 feet.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*. The property is in the Suburban Residential future land use designation, which supports single-family detached homes as a primary use. The large lots also align with Whitpain Township's Agricultural land use designation.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with Montgomery County and Whitpain Township's planning objectives.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal without comment as we have found it to be generally consistent with Montgomery County and Whitpain 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.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
(610) 278-3741 – david.greenberg@montgomerycountypa.gov

c: Edgar David, Blue Bell Farm Properties, LLC
Kenneth Corti, Chair, Township Planning Commission
James Blanche, Township Engineer
Michael P. Clarke, Esq., Township Solicitor

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



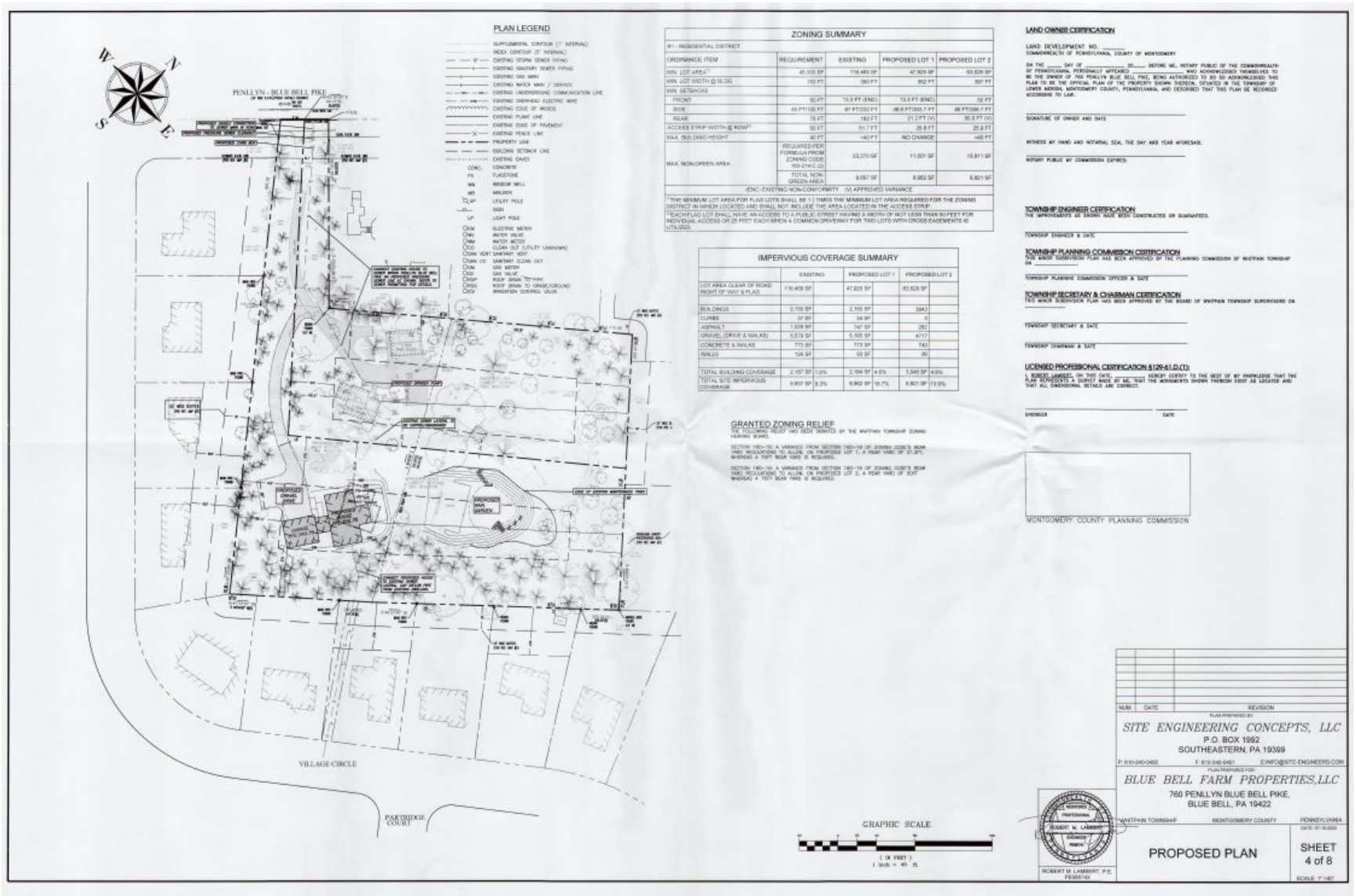
Blue Bell Farm Minor Subdivision
MCPC#250170001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


PLAN LEGEND
PENLLYN - BLUE BELL PIKE
VILLAGE CIRCLE
PARTRIDGE COURT
PROPOSED DRIVE
PROPOSED MAIN GARAGE
ZONING SUMMARY
IMPERVIOUS COVERAGE SUMMARY
GRANTED ZONING RELIEF
LAND OWNER CERTIFICATION
TOWNSHIP ENGINEER CERTIFICATION
TOWNSHIP PLANNING COMMISSION CERTIFICATION
TOWNSHIP SECRETARY & CHAIRMAN CERTIFICATION
LICENSED PROFESSIONAL CERTIFICATION §129-61.D.(7)c
MONTGOMERY COUNTY PLANNING COMMISSION
GRAPHIC SCALE
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
BLUE BELL FARM PROPERTIES,LLC
760 PENLLYN BLUE BELL PIKE,
BLUE BELL, PA 19422
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
PROPOSED PLAN
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