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**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 18, 2025

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike—Box 625
Spring House, Pennsylvania 19477

Re: MCPC #20-0225-003
Plan Name: 1512 - 1524 Cedar Hill
(2 lots comprising approximately 7.78 acres)
Situate: Cedar Hill Road (cross streets: Welsh Road (N) and Peterman Lane (S))
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 9 ,2025. We forward this letter as a report of our review.

## BACKGROUND

The applicant is proposing to subdivide two lots (parcels 39-00-00646-00-8 and 39-00-00649-00-5) to create four lots and to construct four single-family detached dwelling units frontage on Cedar Hill Road. The property currently contains two single-family detached dwellings that would be demolished.

The property consists of approximately 7.3 acres, and after the subdivision, each lot would be more than 79,000 gross square feet. The A-1 Residential District requires a minimum lot size of 35,000 square feet in areas of the township where both public sewer and water are available (per § 1258.03(a)(3)). Each of the dwellings would have separate driveway access from Cedar Hill Road.

The property is located on Cedar Hill Road, south of Welsh Road and north of Bethlehem Pike in the A-1 Residential District and would be served by public water and sewer. We reviewed previously submitted proposal for this site in letters dated April 1, 2021 and September 22, 2022.

## COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as being in the "Suburban Residential" future land use areas. Suburban Residential areas consist primarily of single-family detached homes. Residential development should match the character and type of

housing found in the immediate neighborhood, and environmentally sensitive land should be preserved. Per the 2040 Vision element of the Montco 2040 plan, the applicant's property is situated within a zone demarcated as a "designated growth area." An important theme in the comprehensive plan, sustainable places, focuses on encouraging development where infrastructure already exists and enhancing community character. This objective can be achieved through preserving natural features as well as through advocacy to make communities more walkable.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### OPEN SPACE

The applicant is proposing to provide approximately 0.78 acres of open space (10% of the gross lot area), which would consist of a 45-foot-wide area at the rear of each of the four lots. The A-1 Residential District requires that developments provide at least 10% of the gross tract area as permanent open space (§ 125.08), which must meet the requirements of the common open space (§ 1258.11). Section 1258.11 requires that open space must be convenient to residential areas, consist predominantly of natural features, provide recreation opportunities, and preserve natural resources, among other requirements. The open space may contain walking, biking or equestrian paths. The common open space shall not be provided in strips of land less than 50 feet wide unless such strips contain trails or have frontage on public roads (§ 125.08(a)(9)).

A. Zoning Requirements. Based on the plans provided, we feel that the proposed open space does not appear to meet all of the requirements or the goals of the common open space. The open space would be 45 feet wide, narrower than the required 50 feet (§ 125.08(a)(9)). The open space does not appear to be designed for any recreational use but rather would contain slopes down from the stormwater management area on each of the lots towards the rear property line and existing wooded area. Due to the stormwater facilities at the rear of the properties, it does not appear that the proposed open space would preserve the natural resources.

   We recommend that the applicant's engineer review with municipal officials how the plan complies with A-1 District open space requirements appearing under §1258.11 of the Zoning Ordinance.

   We suggest that the township and the applicant consider using the space along the front of the property to meet the common open space requirement. There appears to be room in the front yard and rear yard to accommodate the setbacks while also providing a 50-foot-wide open space where the trail is currently proposed. Given the proposed trail along the Cedar Hill Road, counting the open space requirement as part of the property frontage would meet more of the goals and requirements of the common open space. Locating the common open space along the frontage of the property would create opportunities for future trail and sidewalk connections along Cedar Hill Road and would be consistent with the priority connections in the Sidewalk & Trail Strategic Plan. In addition, the open space with trail could be designed in a way to enhance the streetscape, including the preservation of mature trees in the front yards and along Cedar Hill Road. Consideration would have to be given to the driveway access across the open space easements.

B. Sidewalk Waiver. The applicant is requesting a waiver from Section 1230-45(a) to permit the construction of a six-foot-wide asphalt trail along the frontage of the subject tract in lieu of a sidewalk. We support the construction of the trail along the property frontage. We recommend that the applicant and township consider the potential future connections and how the proposed trail could connect to future trail development on Cedar Hill Road.

### BUILDING DESIGN

A. Garage Placement. During our review, we observed that proposed homes feature side-loaded garages and driveway access from Cedar Hill Road. We commend the building design that orients the driveways and locates the garage entrances on the side of the house, rather than fronting Cedar Hill Road. The placement of garages in residential developments impacts the visual aesthetic of the building façade and front yard.

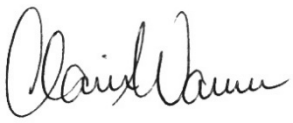
## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Gwynedd's planning objectives for low-density residential development.

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 (20-0225-003) on any plans submitted for final recording.

Sincerely,



Claire Warner, Principal Community Planner I
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Tisman Group LLC Applicant
Susan Rice, P.E., Applicant's Representative
Mimi Gleason, Township Manager
Craig Melograno, Chair, Township Planning Commission

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



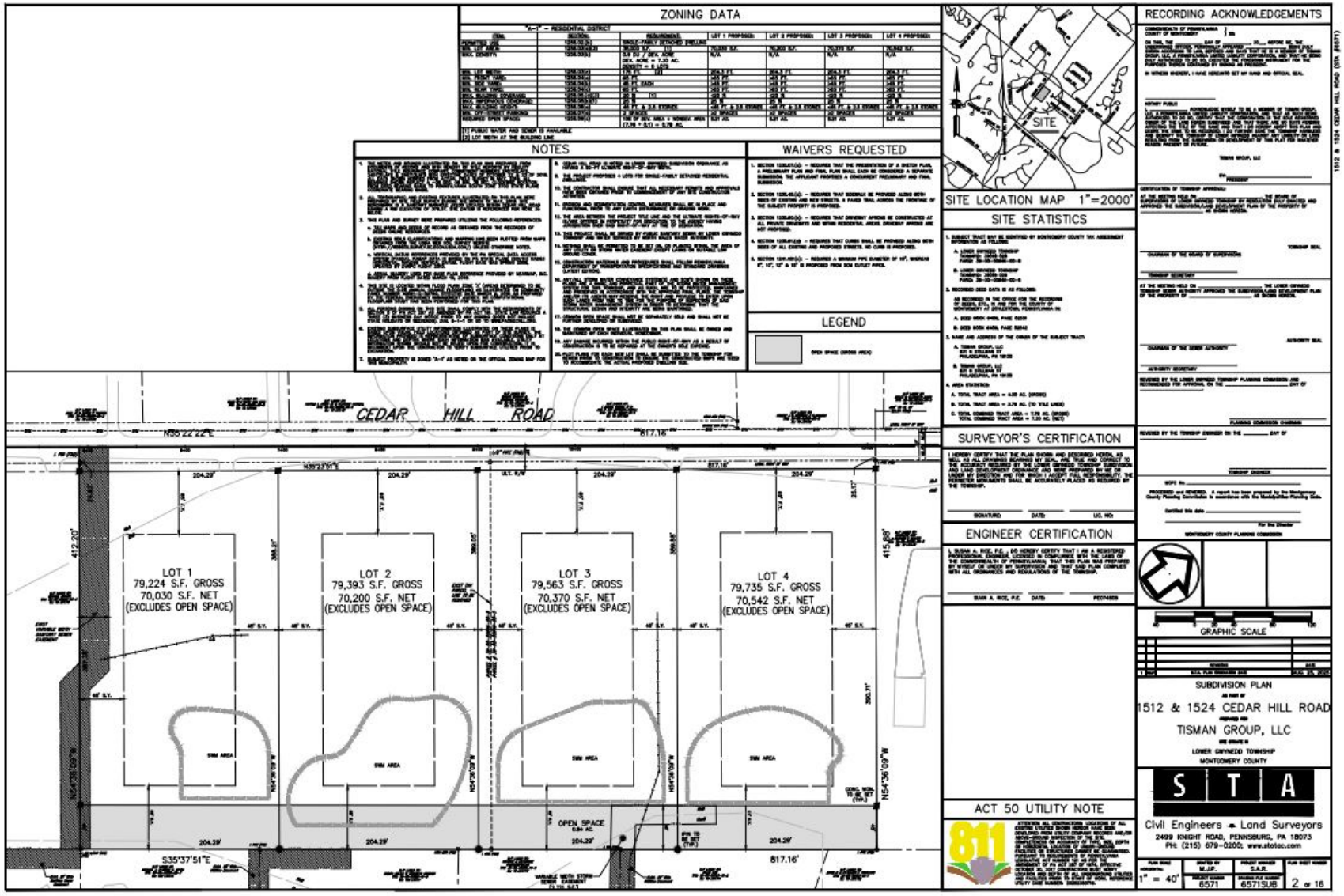

1512-1524 Cedar Hill Road
MCPC#200225003

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap


ZONING DATA
NOTES
WAIVERS REQUESTED
LEGEND
SITE LOCATION MAP 1"=2000'
SITE STATISTICS
SURVEYOR'S CERTIFICATION
ENGINEER CERTIFICATION
ACT 50 UTILITY NOTE
RECORDING ACKNOWLEDGEMENTS
GRAPHIC SCALE
CEDAR HILL ROAD
LOT 1
79,224 S.F. GROSS
70,030 S.F. NET
(EXCLUDES OPEN SPACE)
LOT 2
79,393 S.F. GROSS
70,200 S.F. NET
(EXCLUDES OPEN SPACE)
LOT 3
79,563 S.F. GROSS
70,370 S.F. NET
(EXCLUDES OPEN SPACE)
LOT 4
79,735 S.F. GROSS
70,542 S.F. NET
(EXCLUDES OPEN SPACE)
OPEN SPACE
SUBDIVISION PLAN
1512 & 1524 CEDAR HILL ROAD
TISMAN GROUP, LLC
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
S T A
Civil Engineers • Land Surveyors
2409 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stalac.com
1" = 40'
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