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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 7, 2025

Mr. Will Brugger, Director of Planning
Towamencin Township
1090 Troxel Road
Lansdale, Pennsylvania 19446

Re: MCPC #18-0278-002
Plan Name: Keeler Road Subdivision
(1 lot comprising 7.24 acres)
Situate: 695 Keeler Road
Towamencin Township

Dear Mr. Brugger:

We have reviewed the above-referenced land development in accordance with Section 502 Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 19, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Selahatin and Maria Unsein, have submitted a preliminary plan to subdivide the property at 695 Keeler Road into five single-family detached lots in the R-175 district. Lots 1 through 4 range from 30,048 to 52,109 square feet, while the proposed Lot 5 is 141,781 square feet and is a flag lot. The property contains an existing dwelling (which would remain on proposed Lot 3), detached garage, spring house, and two kennel buildings. A tributary of Towamencin Creek traverses the rear of the property.

The R-175 zoning regulations permit single-family detached homes on 30,000-square foot lots provided there is public water and sewer access; the applicants have proposed public water and sewer for all five lots.

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 located in the Suburban Residential future land use designation, which supports single-family detached homes as a primary use. The plan also aligns with Towamencin's draft Comprehensive Plan, which currently designates the property as Residential.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we found it to be generally consistent with Montgomery County and Towamencin 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 Towamencin 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: Selahatin and Maria Usein, Applicants
John Anderson, Cornerstone Consulting Engineers
David Kraynik, Towamencin Township Manager
Robert Iannozzi, Towamencin Township Solicitor
Mary Stover, Towamencin Township Engineer
Brett MacKay, Towamencin Township Planning Commission Chair

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

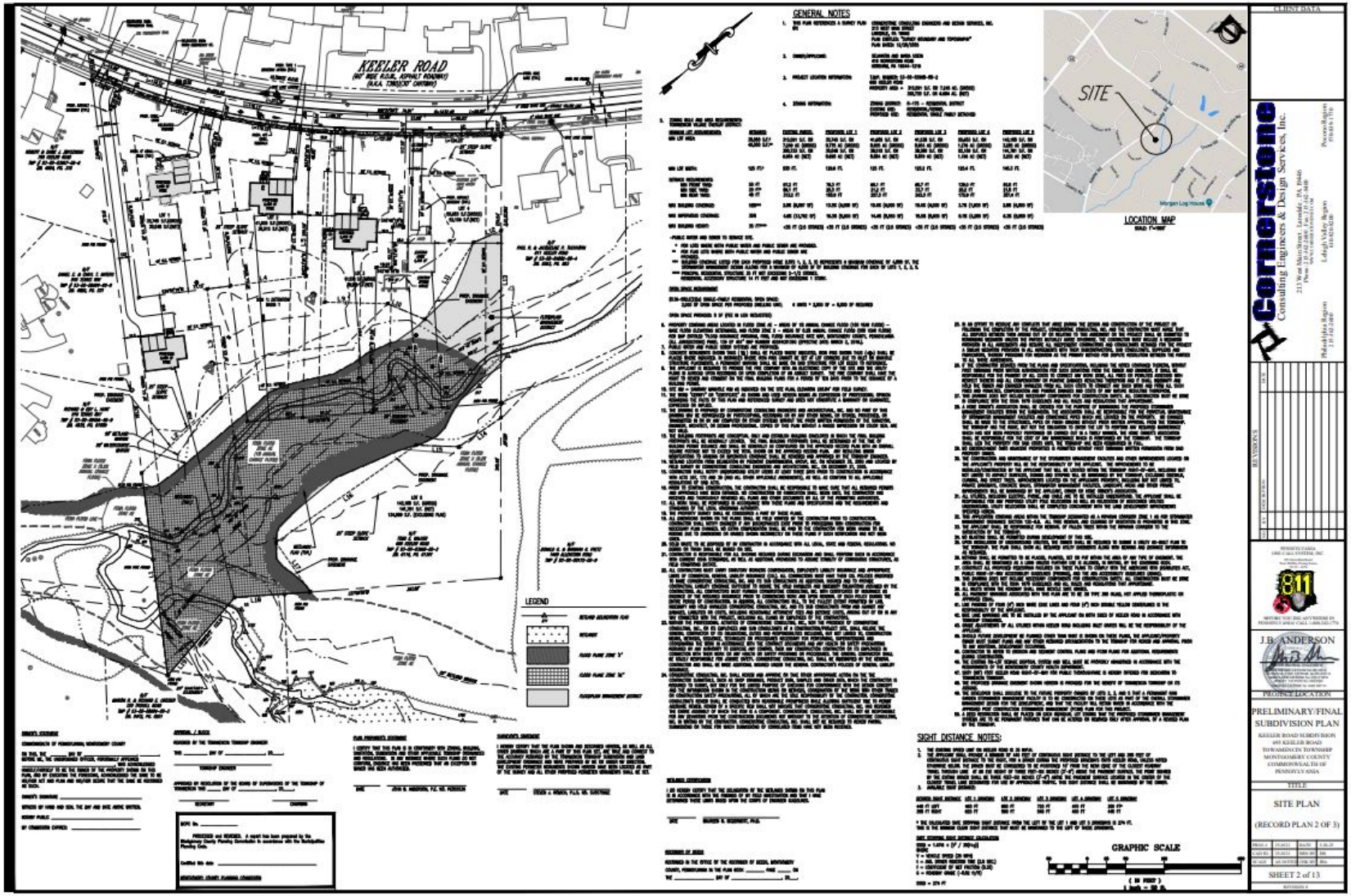


Keeler Road Subdivision
MCPC#180278002

Montgomery County Planning Commission

0 100 200 400 Feet

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KEELER ROAD
(40' WIDE R.O.W., ASPHALT ROADWAY)
(AKA TOWNSHIP CENTERLINE)
GENERAL NOTES
SITE
LOCATION MAP
LEGEND
SIGHT DISTANCE NOTES:
GRAPHIC SCALE
Cornerstone
Consulting Engineers & Design Services, Inc.
J.B. ANDERSON
PRELIMINARY/FINAL
SUBDIVISION PLAN
KEELER ROAD SUBDIVISION
695 KEELER ROAD
TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF
PENNSYLVANIA
SITE PLAN
(RECORD PLAN 2 OF 3)
SHEET 2 of 13