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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 2, 2025

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

Re: MCPC #21-0285-005
Plan Name: Gravel Pike (Zoning Amendment)
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 September 24, 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. On August 6, 2025, the applicant, Tuskes Homes, Inc., submitted to the township an application to rezone the entire parcel to R-2 to make their proposed residential subdivision a permitted use.

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. For full details, please refer to our review letter dated August 27, 2025 (MCPC no. 21-0285-004).

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the proposed zoning ordinance amendment without further comment as we have found it to be generally consistent with both the regional and county comprehensive plans.

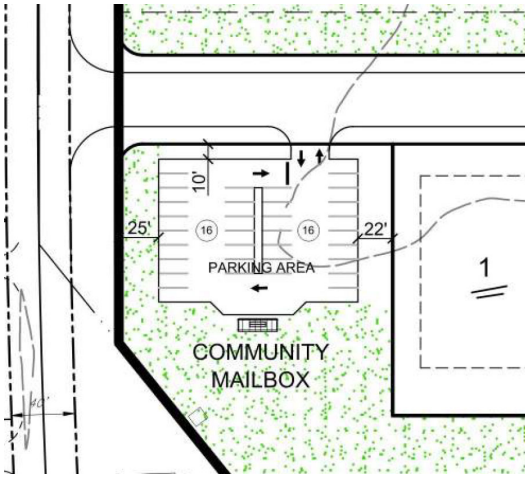
ADDITIONAL REMARKS

We recognize that the submission before us, and the subject of this review, is a zoning ordinance amendment. However, we wish to offer the following planning considerations for the revised sketch plan:

SKETCH PLAN

A. TRANSPORTATION

1. Street width. We remain concerned with the 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 even 28ft cartway would be sufficient for the proposed design.
2. Parking lot.
   a. Accessibility. The parking lot does not show ADA spaces. While this subdivision may be exempt from the parking standards of the Americans with Disabilities Act, we encourage the applicant to still consider accessibility in the parking lot design, not only for persons with disabilities and mobility devices, but also for parents with strollers, and people loading and unloading onto carts with wheels. If created, accessible spaces would need to connect to sidewalks with ADA curb ramps leading to building entrances.



   b. Stormwater management. The center island could present an opportunity for naturalized drainage. For best practices in parking lot design, including stormwater management, we recommend our award-winning publication, *Sustainable Green Parking Lots*.
   c. Charging stations. As of 2023, Montgomery County leads the commonwealth in electric vehicle (EV) registrations. Consider incorporating EV charging stations in the parking lot. Our online EV Planning Tool can help.

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.

2. Communal space. A previous sketch plan featured a tot lot in the middle of the subdivision. It has been removed. We recommend reintroducing a common recreation space to allow for community and social interaction.

CONCLUSION

Please note that the review comments and recommendations contained herein 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,

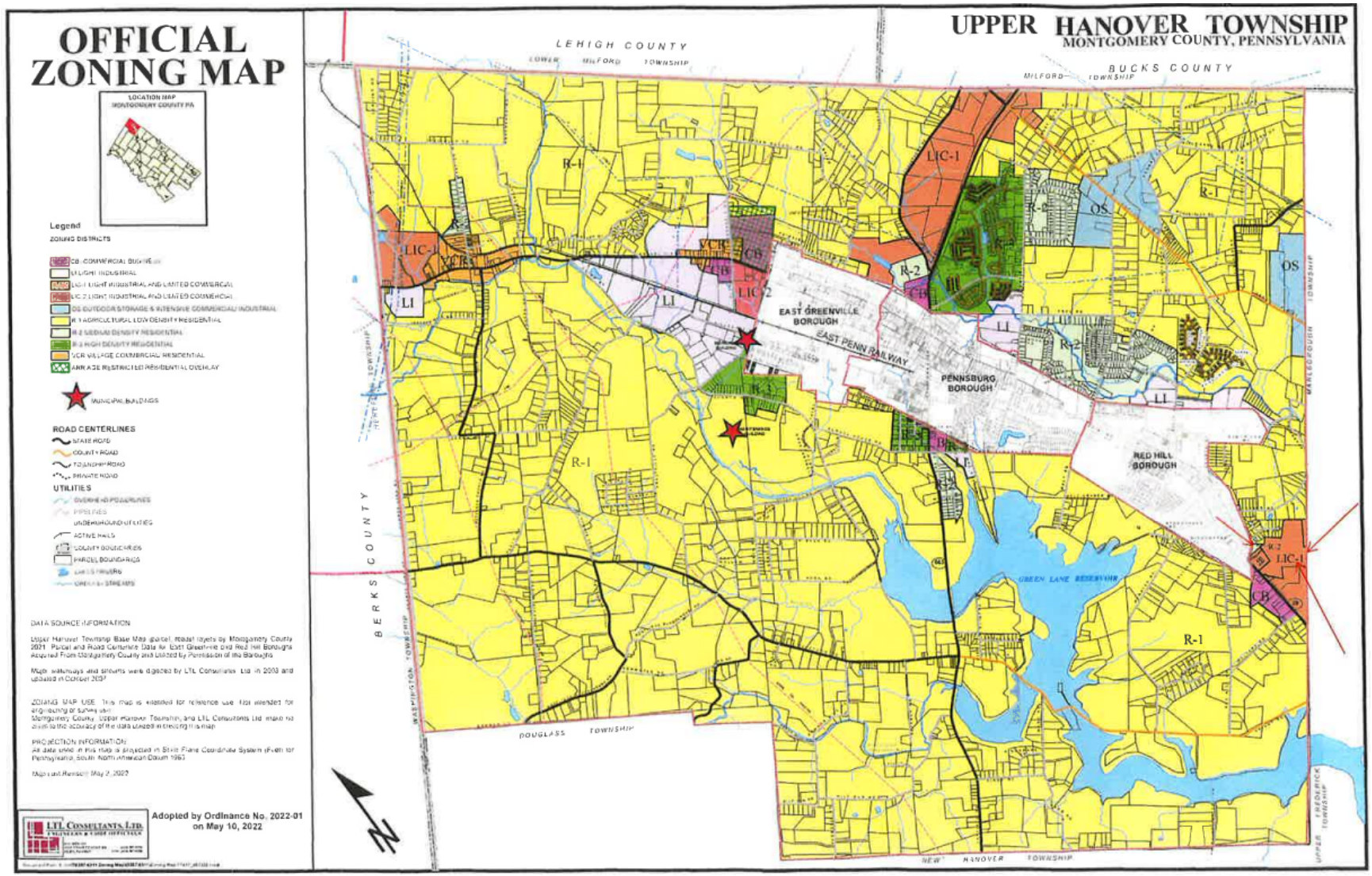


Austin Mosby
County Planner II
Montgomery County Planning Commission
(610) 278-3529
austin.mosby@montgomerycountypa.gov

c: Richard Fain, Chairperson, Upper Hanover Township Planning Commission
Kristin Walcott, Upper Hanover Township
Michael J. Meginniss, Esq, Tuskes Homes, Inc.

Attachment A: Proposed Zoning Map Amendment
Attachment B: Aerial Image of Site
Attachment C: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS





Gravel Pike
MCPC#210285005

Montgomery County Planning Commission

0 150 300 600 Feet

N


LOT AREAS:
Lot # Area (sf)
1 20,178
2 20,679
3 21,664
4 20,263
5 20,100
6 21,064
7 22,301
8 20,226
9 20,026
10 20,015
11 20,015
12 20,021
13 20,760
14 20,525
15 20,525
16 21,622
17 22,486
18 21,958
19 20,360
20 23,808
21 20,486
22 22,994
23 23,041
24 29,997
25 27,661
26 27,907
27 24,062
28 20,691
29 30,462
30 29,719
31 21,677
32 28,018
33 22,018
34 20,166
35 20,315
36 20,167
37 20,377
38 20,540
39 23,017
40 20,010
41 20,010
42 23,248
Average: 22,366
SECOND ST
GRAVEL PIKE
OPEN SPACE
STORMWATER MANAGEMENT
EMERGENCY ACCESS
25' ADDITIONAL RIPARIAN BUFFER
TBD COMMUNITY MAILBOX
STORM WATER MANAGEMENT
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: 42 DU
20,000 SF
AVERAGE LOT SIZE: 22,366 SF
PARKING: 84 (2 SP/DU)
OPEN SPACE: 14.97 AC (34%)
TYPICAL LOT:
50' R.O.W.
24' CARTWAY
5' SIDEWALK
5' GRASS VERGE
PROPOSED ROAD SECTION NTS
ZONING SUMMARY:
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
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