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

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

**RESUBMITTAL**

October 22, 2025

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

Re: MCPC #25-0202-001
Plan Name: Harbor Freight – Conditional Use
(1 lot comprising 1 acre)
Situate: Forty Foot Road and Allentown Road
Towamencin Township

Dear Mr. Brugger:

We have reviewed the above-referenced conditional use in accordance with Section 502 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 applicant, Harbor Freight, is proposing to build a retail store within the Towamencin Shopping Village at Forty Foot and Allentown Road. The property is zoned SC – Shopping Center and is located in the Entertainment Lifestyle Overlay District (ELO), which permits retail trade and retail services as a conditional use. Per Sec. 153-419(G)(6), the applicant is seeking to have the township signage requirements waived to allow for a 93-square foot wall sign above the storefront.

## COMPREHENSIVE PLAN COMPLIANCE

The proposed development is generally consistent with *Montco 2040: A Shared Vision,* the Comprehensive Plan for Montgomery County. The area proposed for development is designated on the County's Future Land Use as Community Mixed-Use and Services, which supports shopping centers and retail uses in concentrated nodes. Towamencin's draft Future Land Use Map designates the property as Commercial.

## 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 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: Edward J. Hughes, Esq., Attorney Representing Applicant
David Kraynik, Township Manager
Robert Iannozzi, Township Solicitor
Mary Stover, Township Engineer
Brett MacKay, Chair, Township Planning Commission

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



Conditional Use - Harbor Freight
MCPC#250202001

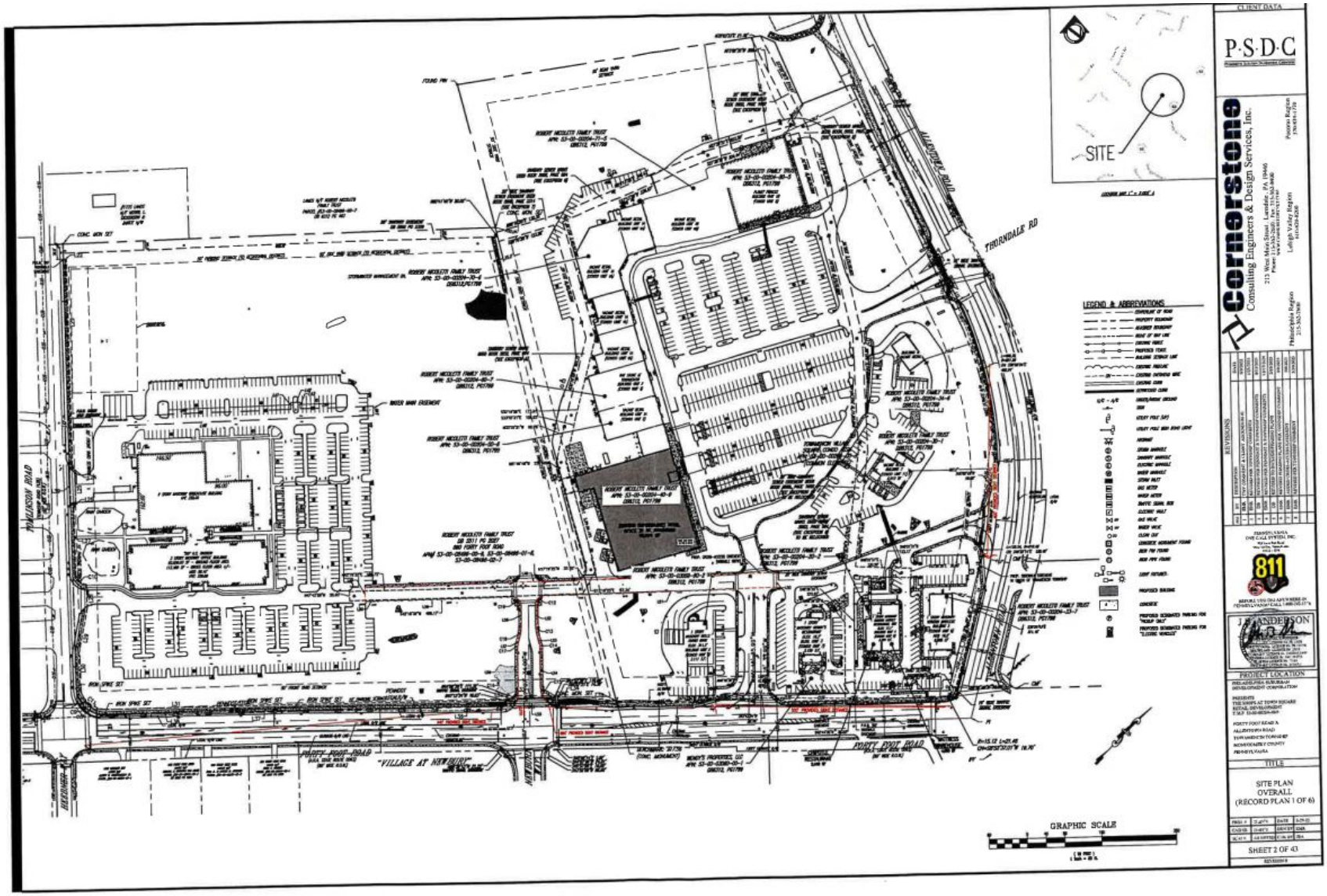
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/planning

Aerial photography provided by Nearmap


SITE
TOWNSHIP LINE ROAD
THORNDALE RD
PARKINSON ROAD
FORTY FOOT ROAD
"VILLAGE AT NEW BRIGHTON"
LEGEND & ABBREVIATIONS
GRAPHIC SCALE
CLIENT DATA
P·S·D·C
Cornerstone
Consulting Engineers & Design Services, Inc.
811
PROJECT LOCATION
TITLE
SITE PLAN
OVERALL
(RECORD PLAN 1 OF 6)
SHEET 2 OF 43