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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 10, 2025

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

Re: MCPC #25-0210-001
Plan Name: Little League Batting Cages
(1 lot comprising 6.72 acres)
Situate: Wister Avenue (cross street: Penllyn Pike)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced conditional use plan as you requested on October 2, 2025. We forward this letter as a report of our review.

BACKGROUND

The Lower Gwynedd Township Little League is proposing to construct a batting cage pavilion at Ingersoll Park oriented along Old Penllyn Pike. Ingersoll Park is located in the MD-Municipal District. The setback requirement in the MD District is 50 feet. Conditional use approval is needed in order to place a new batting cage structure 25 feet from the right-of-way. The township zoning permits relief from district regulations for municipal use, which includes recreation, provided the conditional use approval process (per § 1298.14 Municipal Relief).

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area located in the "Open Space" future land use area, surrounded by suburban residential neighborhoods.

The proposal is also generally consistent with the Lower Gwynedd Parks and Recreation Strategic Plan that discusses opportunities for strengthening the relationship between the township and Little League to make improvements for Ingersoll Park that will benefit the league and the public.

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

CONDITIONAL USE

Overall, we support the proposed use and conditional use approval process to allow the batting cage pavilion to receive the zoning relief needed for reduced setbacks. In addition, we are supportive of the other improvements that are shown on the submitted plan for Ingersoll Park.

A. Zoning Map. The existing dwelling located adjacent to Ingersoll Park on Parcel #39-00-03169-00-5 in the D-Business District. The proposed batting cage would be located over the parcel line and partially within the D-Business District. Based on the plans provided, it is unclear if the existing dwelling structure would be associated with the Little League facilities. A zoning map amendment could be considered to make the entire Ingersoll Park area the same zoning designation, which would simplify the zoning map and relationship between buildings.

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 Ingersoll Park.

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 township.

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 (MCPC #25-0210-001) on any plans submitted for final recording.

Sincerely,

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

c: Lower Gwynedd Little League, Applicant
Mimi Gleason, Township Manager
Craig Melograno, Chair, Planning Commission
Neil Stein, Esq., Township Solicitor

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



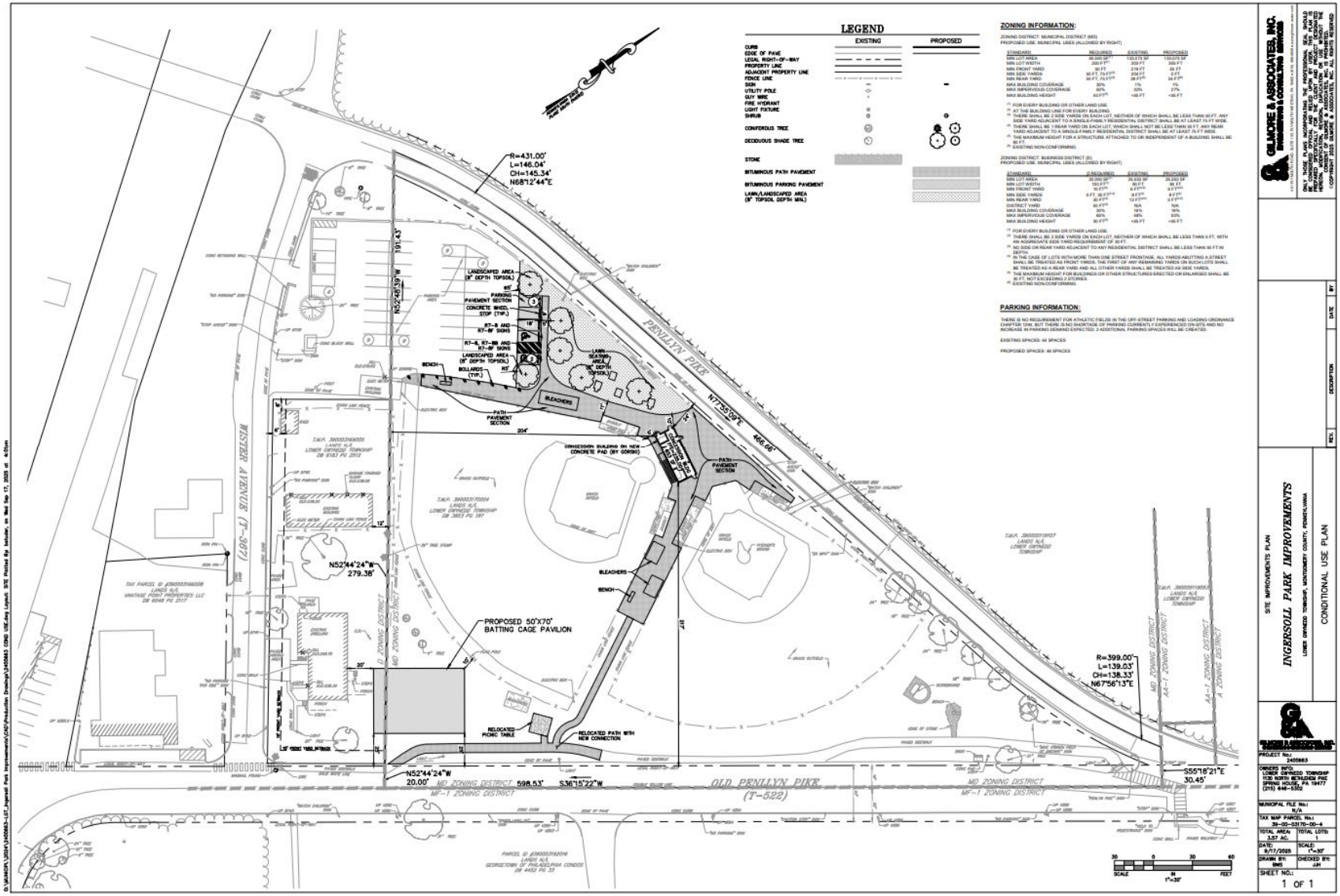
Little League Batting Cages
MCPC#250210001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap


LEGEND
EXISTING
PROPOSED
ZONING INFORMATION:
PARKING INFORMATION:
PROPOSED 50'X70' BATTING CAGE PAVILION
OLD PENLLYN PIKE (T-522)
MASTER AVENUE (T-387)
PENLLYN PIKE
MD ZONING DISTRICT
MF-1 ZONING DISTRICT
AA-1 ZONING DISTRICT
R=431.00'
L=146.04'
CH=145.34'
N68°12'44"E
R=399.00'
L=139.03'
CH=138.33'
N67°56'13"E
N52°44'24"W
279.38'
N52°44'24"W
20.00'
S36°15'22"W
598.53'
S55°18'21"E
30.45'
N77°55'09"E
408.66'
N52°48'59"W
191.43'
CLAUSE & ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING SERVICES
SITE IMPROVEMENTS PLAN
INGERSOLL PARK IMPROVEMENTS
LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
CONDITIONAL USE PLAN
PROJECT No.: 2400663
OWNERS INFO: LOWER GWYNEDD TOWNSHIP 1130 NORTH BENJAMIN FRZ SPRING HOUSE, PA 19477 (215) 646-5302
MUNICIPAL FILE No.: N/A
TAX MAP PARCEL No.: 39-00-03170-00-6
TOTAL AREA: 3.57 AC.
TOTAL LOTS: 1
DATE: 9/11/2025
SCALE: 1"=30'
DRAWN BY: DMS
CHECKED BY: GH
SHEET NO.: 1 OF 1
SCALE IN FEET 1"=30'