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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 2, 2026

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

Re: MCPC #25-0254-002
Plan Name: Foulkeways Fitness Center Expansion
(1 lot comprising approximately 102.40 acres)
Situate: Meetinghouse Road (cross street: Dekalb Pike (west)/Sumneytown Pike (south))
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 15, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Foulkeways at Gwynedd, is proposing an expansion to the existing fitness center building. The proposed building expansion includes removing portions of the existing building, including a canopy and walkway that leads to a painted crosswalk. The proposal includes adding a new covered concrete walkway and a new entry lobby. In addition, a portion of the existing asphalt trail would be replaced and reoriented to connect to the existing trail. A rain garden is proposed to be located behind the building, adjacent to a wooded area. The property is located in the MF-3-A Multifamily Residential District.

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 "Suburban Residential" future land use area. Suburban Residential areas consist primarily of single-family homes and institutional uses. Development should match the character of the surrounding neighborhood and environmentally sensitive land should be preserved.

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 conditional use approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

A. Rain Garden. The applicant is proposing to include a rain garden behind the fitness center building, which would be adjacent to a wooded area. The rain garden appears to be well-designed with appropriate plant materials. The landscaping plan states that the rain garden is not a detention basin and therefore would not be subject to the detention basin tree planting requirement of one shade tree per 30 feet of perimeter of basin (§ 1230-42(a)(2)). Based on our interpretation of the plan, the proposed rain garden has features that are indicative of a naturalized basin, including a berm, spillway and outfall structure for managed release. Typically, rain gardens do not have these types of infrastructure associated with them.

   We recommend the applicant plant the trees that would be required for a detention basin, either around the rain garden/basin, or elsewhere on the Foulkeways campus. Based on our measurements, five trees would be required.

   1. *Stormwater Management Facilities in Wooded Areas*. In general, where stormwater management facilities are located adjacent to wooded areas, we recommend that trees and shrubs be planted in a manner that blends with existing surroundings, and that plantings in such areas are of sufficient density to eliminate the need for mowing. However, it is not recommended to plant trees on the structural part of berms. Due to the berm around the proposed rain garden/basin, there may not be sufficient space to plant the trees around the permitter of the rain garden/basin. In this case, we recommend planting the trees elsewhere on the Foulkeways campus.

CONCLUSION

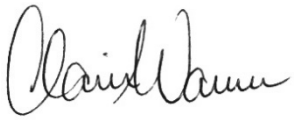
We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Gwynedd's planning objectives for development in environmentally sensitive areas.

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 (MCPC #25-0254-001) on any plans submitted for final recording.

Sincerely,



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

c: Woodrow & Associates, Applicant's Representative
Mimi Gleason, Township Manager
Craig Melograno, Chairman, Planning Commission
Chad Dixon, Township Traffic Engineer
Neil Stein, Esq., Township Solicitor

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan
Attachment C: Reduced Copy of Project Utilities Layout Plan



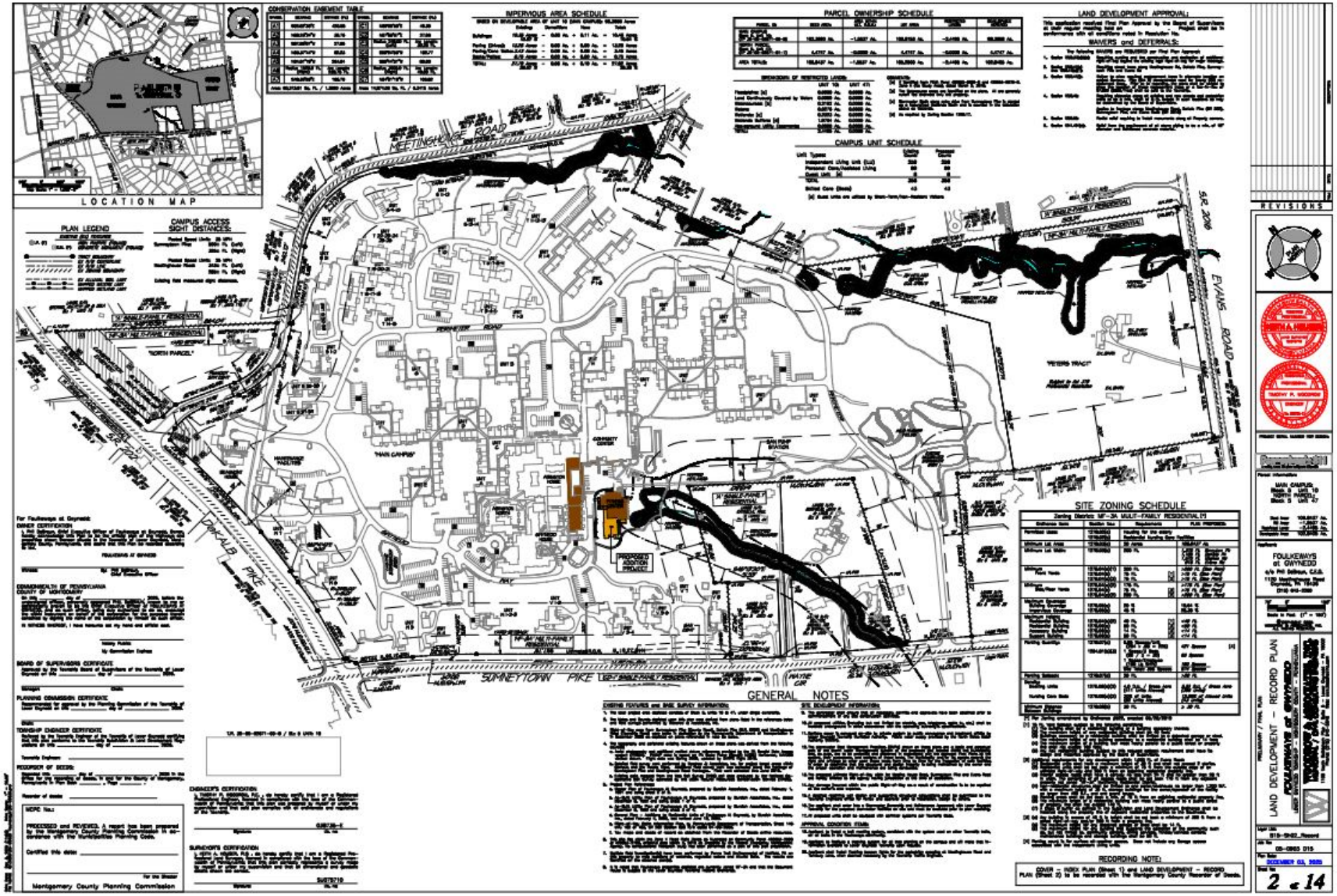
Foulkeways Fitness Center Expansion
MCPC#250254001

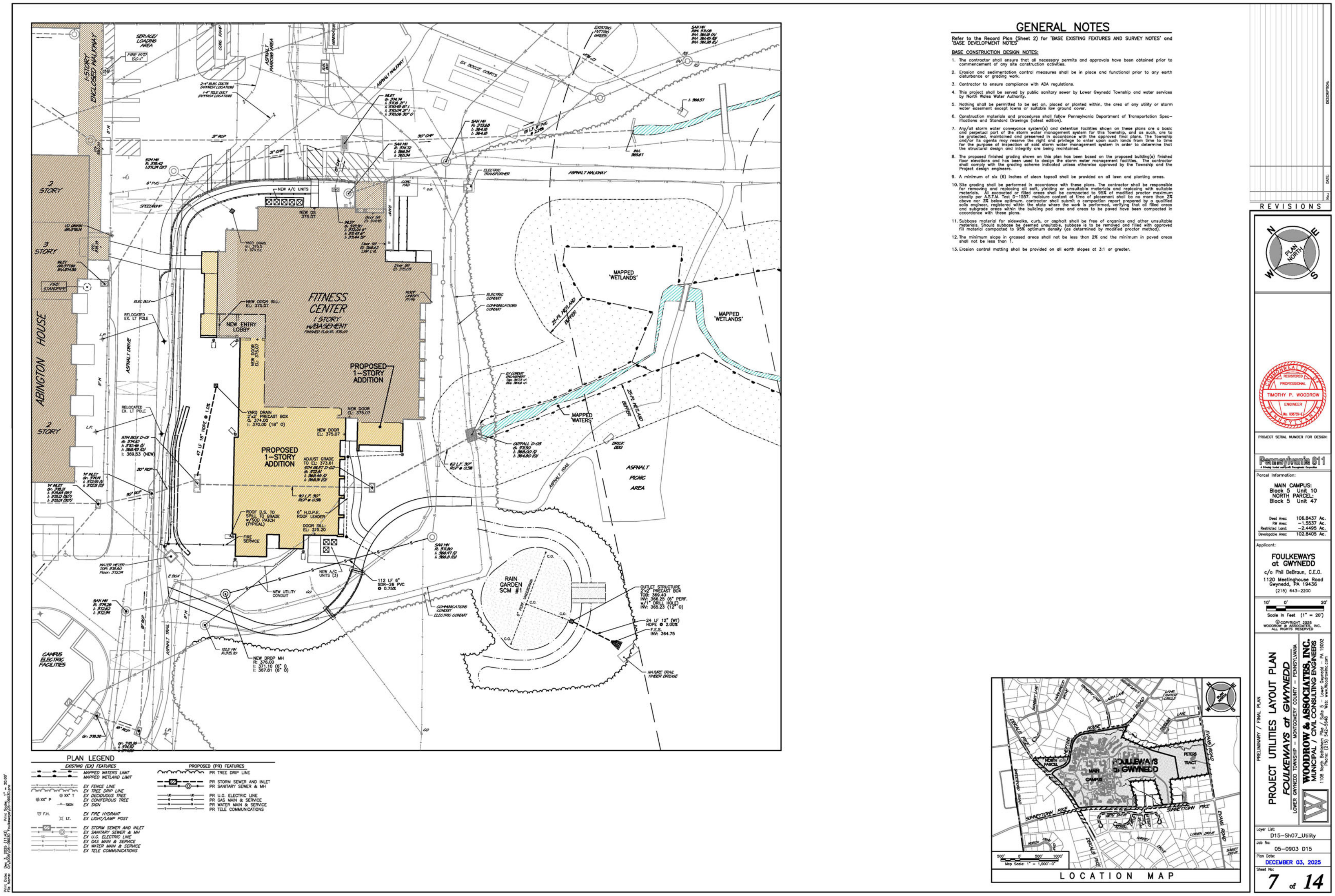
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


LOCATION MAP
KEITH VALLEY ROAD
SUNNEYTOWN PIKE
EVANS ROAD
SR 309
DUPAGE PIKE
PROPOSED ADDITION PROJECT
"MAIN CAMPUS"
"NORTH PARCEL"
"PETERS TRACT"
PLAN LEGEND
CAMPUS ACCESS SIGHT DISTANCES
CONSERVATION EASEMENT TABLE
IMPERVIOUS AREA SCHEDULE
PARCEL OWNERSHIP SCHEDULE
CAMPUS UNIT SCHEDULE
LAND DEVELOPMENT APPROVAL
WAIVERS and DEFERRALS
SITE ZONING SCHEDULE
GENERAL NOTES
RECORDING NOTE
REVISIONS
FOULKEWAYS at GWYNEDD
LAND DEVELOPMENT – RECORD PLAN
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GENERAL NOTES
FITNESS CENTER
1 STORY W/BASEMENT
PROPOSED 1-STORY ADDITION
PROPOSED 1-STORY ADDITION
ABINGTON HOUSE
2 STORY
3 STORY
2 STORY
MAPPED WETLANDS
MAPPED WETLANDS
MAPPED WATERS
ASPHALT PICNIC AREA
RAIN GARDEN SCM #1
NEW ENTRY LOBBY
FIRE SERVICE
PLAN LEGEND
REVISIONS
TIMOTHY P. WOODROW
Pennsylvania 811
MAIN CAMPUS: Block 5 Unit 10
NORTH PARCEL: Block 5 Unit 47
FOULKEWAYS at GWYNEDD
c/o Phil DeBraun, C.E.O.
1120 Meetinghouse Road
Gwynedd, PA 19436
(215) 643-2200
PRELIMINARY / FINAL PLAN
PROJECT UTILITIES LAYOUT PLAN
FOULKEWAYS at GWYNEDD
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
D15-Sh07_Utility
05-0903 D15
DECEMBER 03, 2025
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LOCATION MAP