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Montgomery County
Planning Commission

Montgomery County • PO Box 311
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planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

February 12, 2026

Mr. Mark Penecale, Director of Planning and Zoning
Springfield Township
1510 Paper Mill Rd
Wyndmoor, Pennsylvania, 19038

Re: MCPC #26-0007-001
Plan Name: 28 Grove Avenue
(2 lots comprising 0.3 acres)
Situate: Schnell Avenue
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 13, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Flourtown Construction LLC, proposes a two-lot subdivision of an existing single lot, the demolition of an existing single-family dwelling and the development of two new single-family dwellings located at 28 Grove Avenue, Flourtown. The site is located within the C Residential District. A driveway, concrete walk, wood deck, overhead utility lines, building and a tree will be demolished. The site is served by public water and sewer. Two new trees are being proposed.

COMPREHENSIVE PLAN COMPLIANCE

COUNTY PLAN

The site is located within a suburban residential area within the Montgomery County Comprehensive Plan, *Montco2040: A Shared Vision,* Future Land Use Map. These are areas that are oriented towards the automobile and often have extensive landscaping on individual properties, and will have a variety of housing types, with single-family detached being the most prominent type.

REGIONAL PLAN

The site is additionally located within the high-density residential area of the Springfield Township Future Land Use Map of the Springfield Township, *Vision for 2025*. Increasing density such as within this application, appears consistent with the Comprehensive Plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the Springfield Township, *Vision for 2025*, in addition to the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal to achieve Springfield's planning objectives for residential development.

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 (#26-0007-001) on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Senior Community Planner
Margaux.petruska@montgomeryocuntypa.gov – 610-278-3728

c: Flourtown Construction, LLC, Applicant
Robert Wise, Applicant's Representative
Michael Taylor, Springfield Township Manager
Amanda Helwig, Springfield Township Planning Commission Chair

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



28 Grove Avenue
MCPC#260007001

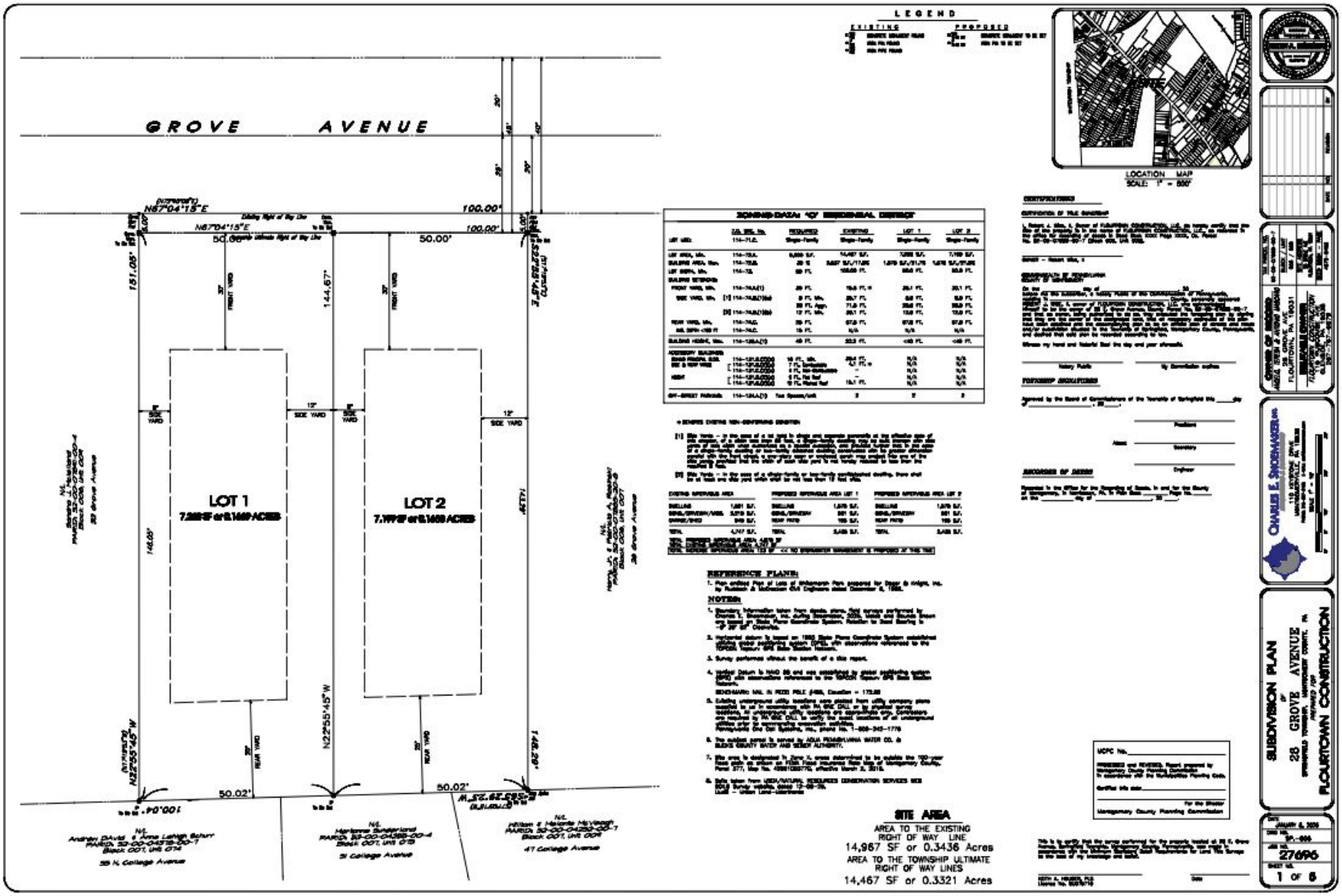
Montgomery County Planning Commission

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

Aerial photography provided by Nearmap


GROVE AVENUE
LOT 1
LOT 2
LEGEND
LOCATION MAP
SCALE: 1" = 800'
SITE AREA
AREA TO THE EXISTING RIGHT OF WAY LINE
14,967 SF or 0.3436 Acres
AREA TO THE TOWNSHIP ULTIMATE RIGHT OF WAY LINES
14,467 SF or 0.3321 Acres
SUBDIVISION PLAN
OF
26 GROVE AVENUE
FLOURTOWN CONSTRUCTION
CHARLES E. SNYDER ASSOCIATES, INC.
SP-006
27696
1 OF 6