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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

May 21, 2026

Ms. Anne W. Klepfer, Manager
Upper Hanover Township
1704 Pillsbury Road—Box 27
East Greenville, Pennsylvania 18041

Re: MCPC #26-0119-001
Plan Name: 2528 Quakertown Road
(1 lots comprising 3.89 acres)
Parcel ID: 57-00-03113-93-4
Situate: Quakertown Road near Geryville Pike
Upper Hanover Township

Dear Ms. Klepfer:

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 May 1, 2026. We forward this letter as a report of our review.

BACKGROUND

Currently on the subject parcel is a two-story nonresidential building with 15,000 square feet of floor area and a surface parking lot with 27 spaces. The owner and applicant, Gravel Pike Holdings, LLC, proposes to improve the parcel by expanding the building with a two-story addition on its west side. This would more than double the building footprint and floor area, introducing 17,000 square feet of floor area. The addition would feature two 18-foot bay doors for truck loading/unloading and adjacent double-door entryways for workers.

The added square footage calls for additional parking: 10 new spaces are proposed for the west side of the structure, bringing the site's parking total to 37 spaces. The minimum parking required by the Township Code is 71 spaces, but pursuant to §500-902 (relating to parking held in reserve), the applicant proposes to provide half the quantity and has designated on the site plan where the remaining 34 spaces would be constructed if needed later.

The proposed use is manufacturing, a use permitted by right in the affected zoning district (LIC-1 Light Industrial and Limited Commercial). The applicant is requesting 11 waivers. Among the

waivers requested are one for §425-403.E.(3)(g) and §425-410 to waive the required installation of sidewalks, curbing, and storm sewer along Quakertown Road; §425-500.B, which requires the inventory of all trees 6 inches in diameter and larger; and §425-500.C, which requires the calculation of tree disturbance.

COMPREHENSIVE PLAN COMPLIANCE

REGIONAL PLAN

The proposal is consistent with the future land use element of the Upper Perkiomen Valley Regional Comprehensive Plan (Regional Plan), which places the subject parcel within the Commercial/Industrial Center. "Light industrial . . . including manufacturing, processing, warehousing and distribution, and research and development," is among the uses envisioned in this location (p. 160).

Regarding the applicant's requested a waiver of the sidewalk requirement, the Regional Plan notes that only a few areas of the township have sidewalks, a reality that is "neither surprising nor particularly detrimental given the relatively low density of development" (p. 96).

The proposed parking lot and parking in reserve intrude upon the wooded area on the west side of the parcel. The Regional Plan emphasizes the benefits of trees and woodlands, including that they reduce energy bills and pollution while improving stormwater management, moderating temperatures, and boosting property values (p. 49).

COUNTY PLAN

The proposal is consistent with the future land use element of *Montco 2040: A Shared Vision* (County Plan), which places the subject parcel within the Business Area. This future land use designation is characterized by offices, research and development facilities, and manufacturing uses (p. 83).

The County Plan is clear on sidewalks and the County's commitment to improving walkability in communities: It calls for sidewalks in "all growth areas" (p. 18). The subject parcel lies within a designated growth area, but just barely (Figure 1). Quakertown Road is the boundary line.



Figure 1. *Montco 2050* "growth areas" (shown here in orange striping) and the subject parcel at center.

RECOMMENDATION AND COMMENTS

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 should consider prior to final plan approval. Our comments are as follows:

LANDSCAPING

A. Tree Preservation. The proposed parking area (including parking held in reserve) will remove trees in the wooded area. We recommend that the applicant instead explore placing the parking on the opposite side of the building to preserve the trees and allow them to mature.

B. Stormwater Pipe. The proposed underground stormwater pipe runs very close to the trees marked as "existing vegetation to remain . . . as part of the buffer." This disturbance will harm the trees and they may not survive. The pipe appears to run directly through the trunk of one tree (Figure 2).

C. Plant Schedule. The plan set does not include a plant schedule. It appears that this is required for preliminary plans in the Township. See Township Code §425-304.D(1)(i).

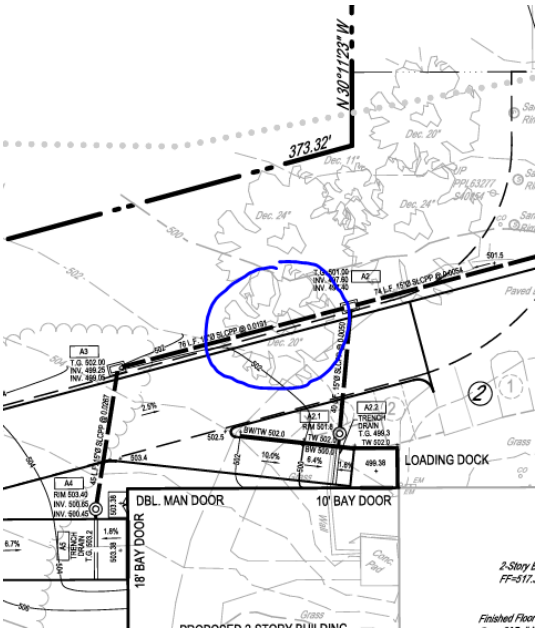


Figure 2: A close-up of the site plan highlighting the pipe's interference with trees.

TRANSPORTATION

A. Parking. We are pleased to see the Township Code allows for reduced parking through the "parking held in reserve" provision (§500-902). We support allowing the applicant to enjoy this option to reduce impervious surface and unneeded parking spaces.

B. Highway Occupancy Permit (HOP). Quakertown Rd is a PennDOT-owned road. Pursuant to §508(6) of Act 247, this project may be subject to an HOP. The applicant should consult PennDOT to confirm if an HOP is needed for this project.

C. Sidewalk Waiver. Considering the rural character of this part of the township and the terms set forth in the respective comprehensive plans (particularly, the Regional Plan), we raise no objection to the granting of a sidewalk waiver.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. We believe that our suggested revisions will better achieve the planning objectives of the Township's and County's comprehensive plans.

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 (#26-0119-001) on any plans submitted for final recording.

Sincerely,

Austin Mosby

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Montgomery County Planning Commission
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c: Jack Hovanec, Gravel Pike Holdings, LLC, Applicant
Cynthia D. Smith, P.E., Horizon Engineering Assoc., Applicant's Engineer
Richard Fain, Chairperson, Township Planning Commission
Debbie Ervin, Township Administrative Assistant

Attachments: A. Aerial View of Site
B. Site Plan



2528 Quakertown Road
MCPC#260119001

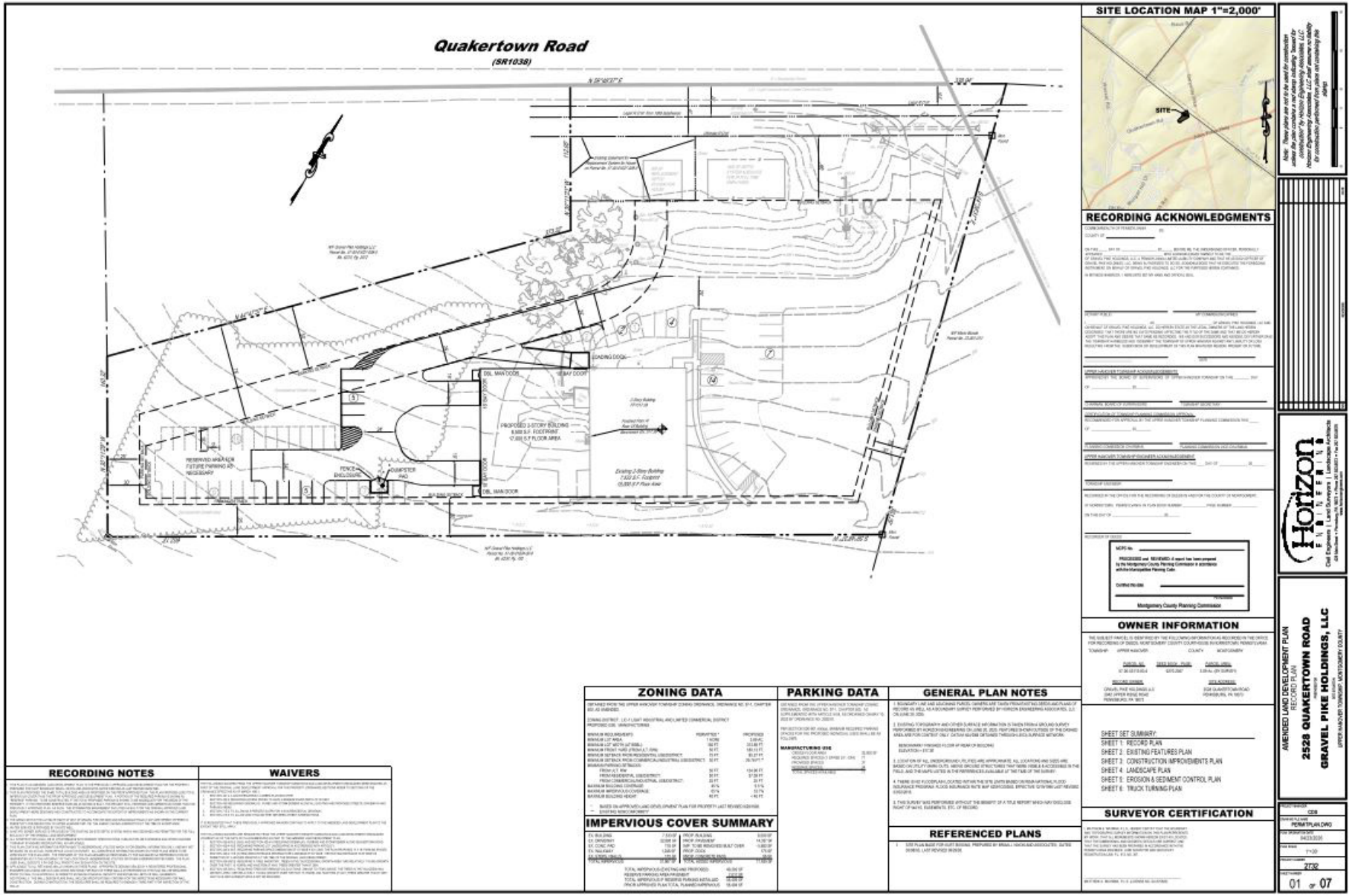
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Aerial photography provided by Nearmap


Quakertown Road
(SR1038)
SITE LOCATION MAP 1"=2,000'
SITE
RECORDING ACKNOWLEDGMENTS
OWNER INFORMATION
SURVEYOR CERTIFICATION
ZONING DATA
PARKING DATA
GENERAL PLAN NOTES
IMPERVIOUS COVER SUMMARY
REFERENCED PLANS
RECORDING NOTES
WAIVERS
SHEET SET SUMMARY:
SHEET 1: RECORD PLAN
SHEET 2: EXISTING FEATURES PLAN
SHEET 3: CONSTRUCTION IMPROVEMENTS PLAN
SHEET 4: LANDSCAPE PLAN
SHEET 5: EROSION & SEDIMENT CONTROL PLAN
SHEET 6: TRUCK TURNING PLAN
AMENDED LAND DEVELOPMENT PLAN
RECORD PLAN
2528 QUAKERTOWN ROAD
GRAVEL PIKE HOLDINGS, LLC
UPPER MAKEFIELD TOWNSHIP, MONTGOMERY COUNTY
Horizon ENGINEERING
Civil Engineers | Land Surveyors | Landscape Architects
01 OF 07