MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

June 3, 2026

Ms. Alice Eastmure, Township Manager
Skippack Township
4089 Heckler Road—Box 164
Skippack, Pennsylvania 19474

Re: MCPC #26-0124-001
Plan Name: Skippack Dunkin
(1 lot comprising 1.57 acres)
Situate: 4309 Skippack Pike
Skippack Township

Dear Ms. Eastmure:

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 8, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, 4309 Schwenksville Holdings LLC, is proposing a sketch plan that utilizes an existing building (formerly a TD Bank) for a Dunkin Donuts comprising 2,300 square feet of space and a take-out restaurant comprising 1,400 square feet of space. No new square footage is proposed. The existing three-lane drive-thru will be reduced to two lanes and part of the existing paving will be converted to a grassed area. Updated sidewalks and crosswalks are among other improvements. The tract is 1.57 acres and located at 4309 Skippack Pike.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant‘s proposal without comment.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal.

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 (26-0124-001) on any plans submitted for final recording.

Sincerely,



Stephen Zbyszinski, Senior Farmland Preservation Planner
stephen.zbyszinski@montgomerycountypa.gov - 610-278-5960

c: 4309 Schwenksville Holdings LLC, Applicant
David M. Shafkowitz, Applicant's Representative
Justin Stottlar, Assistant Township Manager
Karen Lynch, Chrp., Township Supervisors
Joseph Kuhls, Township Solicitor

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



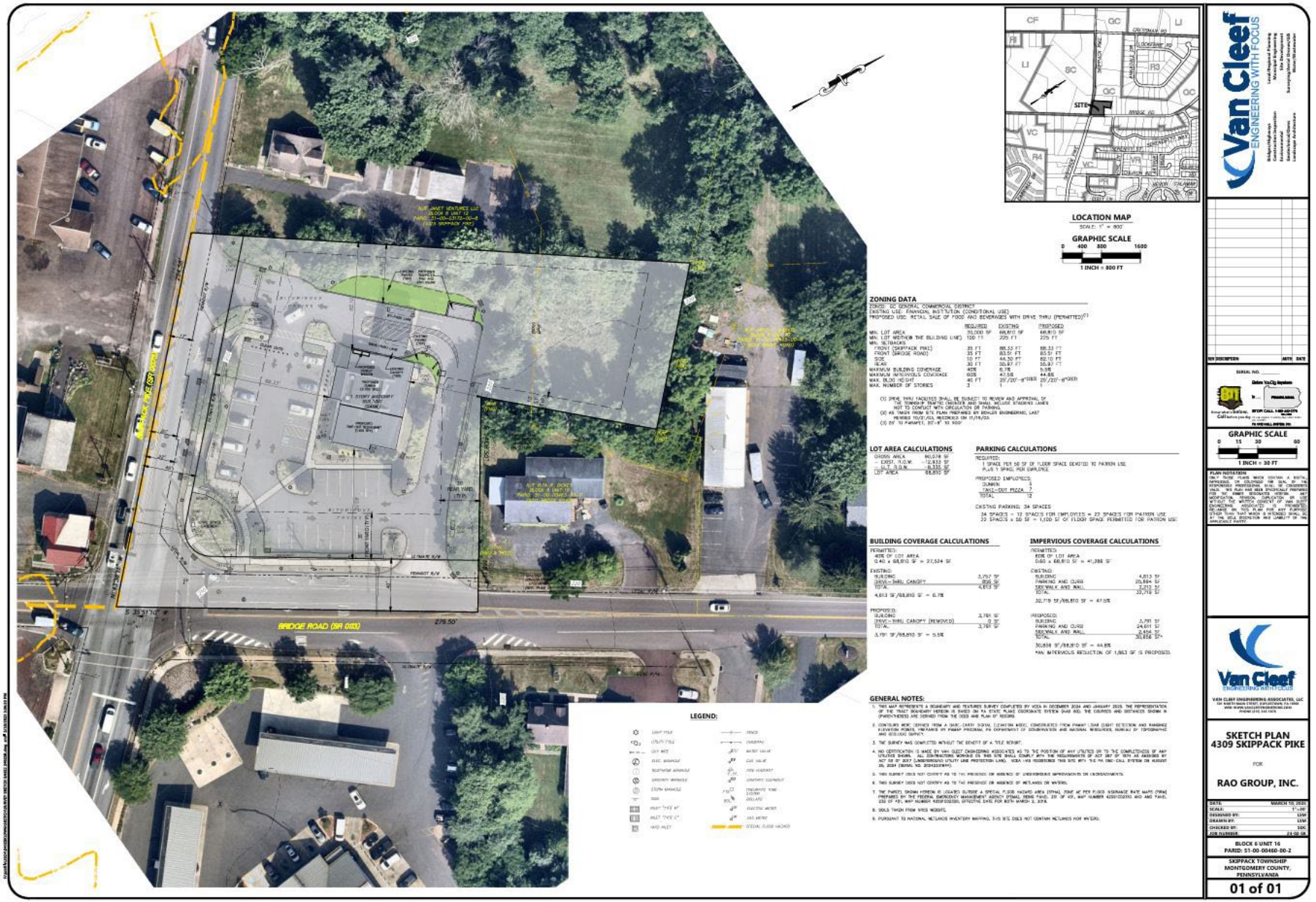
Skippack Dunkin
MCPC#260124001

Montgomery County Planning Commission

0 50 100 200 Feet

N

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


SKIPPACK PIKE (SR 4073)
BRIDGE ROAD (SR 0113)
278.50'
S 35°51'10" W
LOCATION MAP
SCALE: 1" = 800'
GRAPHIC SCALE
0 400 800 1600
1 INCH = 800 FT
ZONING DATA
ZONED: GC GENERAL COMMERCIAL DISTRICT
EXISTING USE: FINANCIAL INSTITUTION (CONDITIONAL USE)
PROPOSED USE: RETAIL SALE OF FOOD AND BEVERAGES WITH DRIVE THRU (PERMITTED)(1)
REQUIRED EXISTING PROPOSED
MIN. LOT AREA 20,000 SF 68,810 SF 68,810 SF
MIN. LOT WIDTH@ THE BUILDING LINE) 100 FT 225 FT 225 FT
MIN. SETBACKS
FRONT (SKIPPACK PIKE) 35 FT 88.33 FT 88.33 FT
FRONT (BRIDGE ROAD) 35 FT 83.5' FT 83.5' FT
SIDE 10 FT 44.50 FT 82.10 FT
REAR 30 FT 55.87 FT 55.87 FT
MAXIMUM BUILDING COVERAGE 40% 6.78 5.55
MAXIMUM IMPERVIOUS COVERAGE 60% 47.58 44.88
MAX. BLDG HEIGHT 40 FT 20'/20'-9"(RR) 20'/20'-9"(RR)
MAX. NUMBER OF STORIES 3 1 1
(1) DRIVE THRU FACILITIES SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE TOWNSHIP TRAFFIC ENGINEER AND SHALL INCLUDE STACKING LANES NOT TO CONFLICT WITH CIRCULATION OR PARKING.
(2) AS TAKEN FROM SITE PLAN PREPARED BY BOHLER ENGINEERING, LAST REVISED 10/27/23, RECORDED ON 11/19/23.
(3) BY TOWNSHIP, 20'-9" AS BUILT
LOT AREA CALCULATIONS
GROSS AREA 68,978 SF
- EXIST. R.O.W. - 2,932 SF
- PROP. R.O.W. - 236 SF
LOT AREA 65,810 SF
PARKING CALCULATIONS
REQUIRED:
1 SPACE PER 50 SF OF FLOOR SPACE DEMOTED TO PATRON USE
PLUS 1 SPACE PER EMPLOYEE
PROPOSED EMPLOYEES:
DUNKIN 3
TACO-CUT PIZZA 7
TOTAL 10
EXISTING PARKING: 34 SPACES
34 SPACES - 12 SPACES FOR EMPLOYEES = 22 SPACES FOR PATRON USE
22 SPACES x 50 SF = 1,100 SF OF FLOOR SPACE PERMITTED FOR PATRON USE
BUILDING COVERAGE CALCULATIONS
PERMITTED:
40% OF LOT AREA
0.40 x 68,810 SF = 27,524 SF
EXISTING:
BUILDING 3,797 SF
DRIVE-THRU CANOPY 806 SF
TOTAL 4,603 SF
4,603 SF/68,810 SF = 6.7%
PROPOSED:
BUILDING 3,784 SF
DRIVE-THRU CANOPY (REMOVED) 0 SF
TOTAL 3,791 SF
3,791 SF/68,810 SF = 5.5%
IMPERVIOUS COVERAGE CALCULATIONS
PERMITTED:
60% OF LOT AREA
0.60 x 68,810 SF = 41,286 SF
EXISTING:
BUILDING 4,613 SF
PARKING AND DRIVE 25,884 SF
SIDEWALK AND WALL 2,213 SF
TOTAL 32,710 SF
32,710 SF/68,810 SF = 47.5%
PROPOSED:
BUILDING 3,791 SF
PARKING AND DRIVE 24,611 SF
SIDEWALK AND WALL 2,456 SF
TOTAL 30,858 SF
30,858 SF/68,810 SF = 44.8%
*MIN. IMPERVIOUS REDUCTION OF 1,863 SF IS PROPOSED.
GENERAL NOTES:
1. THIS MAP REPRESENTS A BOUNDARY AND FEATURES SURVEY COMPLETED BY VCEA IN DECEMBER 2024 AND JANUARY 2025. THE REPRESENTATION OF THE TRACT BOUNDARY HEREON IS BASED ON PA STATE PLANE COORDINATE SYSTEM (NAD 83). THE COURSES AND DISTANCES SHOWN IN (PARENTHESES) ARE DERIVED FROM THE DEED AND PLAN OF RECORD.
2. CONTOURS WERE DERIVED FROM A DIRECT-EARTH DIGITAL ELEVATION MODEL CONSTRUCTED FROM PHASE ONE (1) DETECTION AND RANGING ELEVATION POINTS, PREPARED BY PHASE ONE INC. PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY.
3. THE SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. NO VERIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS ASSESSED THIS SITE WITH 'ONE PA ONE-CALL SYSTEM ON AUGUST 20, 2024 (SERIAL NO. 20242230844).
5. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
6. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS.
7. THE PARCEL SHOWN HEREON IS LOCATED OUTSIDE A SPECIAL FLOOD HAZARD AREA (SFHA), ZONE AE PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 29 OF 451, MAP NUMBER 42091C0029G AND AND PANEL 226 OF 451, MAP NUMBER 42091C0226G, EFFECTIVE DATE FOR BOTH MARCH 2, 2016.
8. SOILS TAKEN FROM NRCS WEBSITE.
9. PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS NOR WATERS.
LEGEND:
SITE
GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FT
PLAN NOTATION
Van Cleef ENGINEERING WITH FOCUS
SKETCH PLAN
4309 SKIPPACK PIKE
FOR
RAO GROUP, INC.
DATE: MARCH 10, 2025
SCALE: 1"=30'
DESIGNED BY: LSM
DRAWN BY: LSM
CHECKED BY: SDC
JOB NUMBER 24.02.18
BLOCK 8 UNIT 16
PARID: 51-00-00460-00-2
SKIPPACK TOWNSHIP
MONTGOMERY COUNTY,
PENNSYLVANIA
01 of 01