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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

June 16, 2026

Ms. Beth Gooch, Director of Administration and Community Development
Franconia Township
671 Allentown Road
Telford, Pennsylvania 18969

Re: MCPC # 26-0135-001
Plan Name: Jeep Dodge Ram Service Center
(1 Lot comprising 13.96 acres)
Situate: Harleysville Pike (S.R. 0113) and Godshall Road
Franconia Township

Dear Ms. Gooch:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 19, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Bergey's Realty Co., has prepared a preliminary land development plan for the property located at 462 Harleysville Pike, Souderton, PA. Approximately 0.34 acres of the 13.96-acre parcel (Parcel Number 340002470007) will be impacted by development. The lot is within the C – Commercial zoning district with an existing motor vehicle dealership use. The development includes a proposed office building with service write-up lanes and adjustments to an existing parking area. This two-story addition has a total of 3,694 S.F. and will connect directly to an existing automative service building.

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 Franconia Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

PEDESTRIAN ACCESS

The plans appear to shift the steps connecting the existing parking area to the east of the site one parking space to the south. To maintain safe and convenient pedestrian access, the adjacent hash-marked parking space should also be relocated so that parked vehicles do not obstruct the new stair location.

PARKING LOT LANDSCAPING

Although not required for this modest addition, the applicant may wish to consider adding shade trees along the parking aisle to improve summer comfort, reduce heat buildup, and enhance the appearance of the site. MCPC's Sustainable Green Parking Lots guidebook includes useful recommendations for tree placement, stormwater benefits, and long-term parking lot design.

ACCESSIBLE ROUTES

As the Township continues its review, it may wish to confirm that all accessible routes between the building addition, parking areas, and pedestrian connections remain fully compliant with ADA standards and are clearly reflected on the final plan set.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that the suggested revisions above will better achieve Franconia Township's planning objectives for commercial 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.

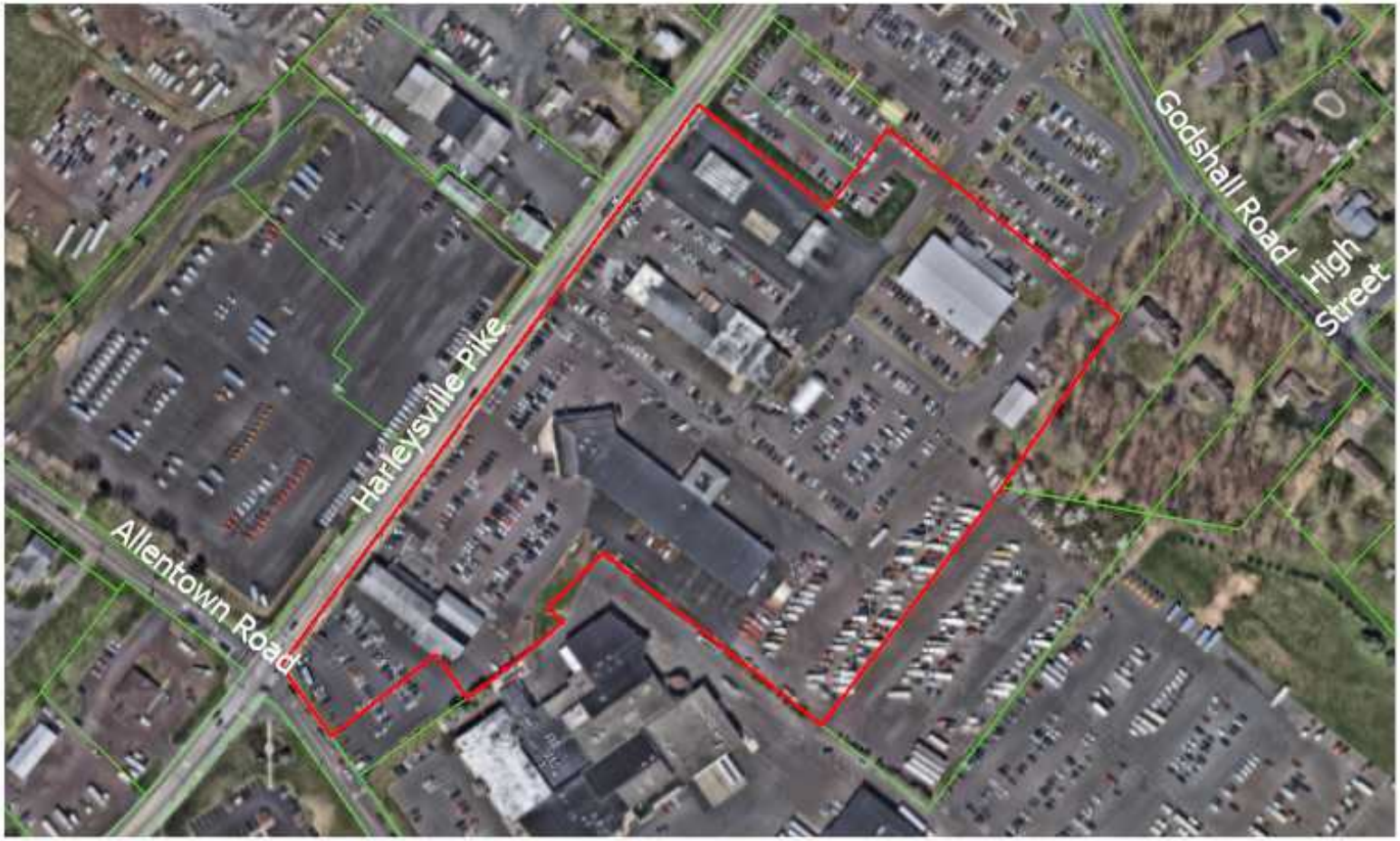
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (*26-0135-001*) on any plans submitted for final recording.

Sincerely,

Douglas Maisey, Senior Planner
douglas.maisey@montgomerycountypa.gov - 610-278-3737

c: Bergey's Realty Co., Applicant
Richard C. Mast, P.E., Applicant Representative
John Medendorp, Chmn., Township Planning Commission
Eric Wert, Esq., Township Solicitor
Russell Dunlevy, Township Engineer
Joseph A. Zadlo, Township Planner

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



Jeep Dodge Ram Service Center
MCPC#260135001

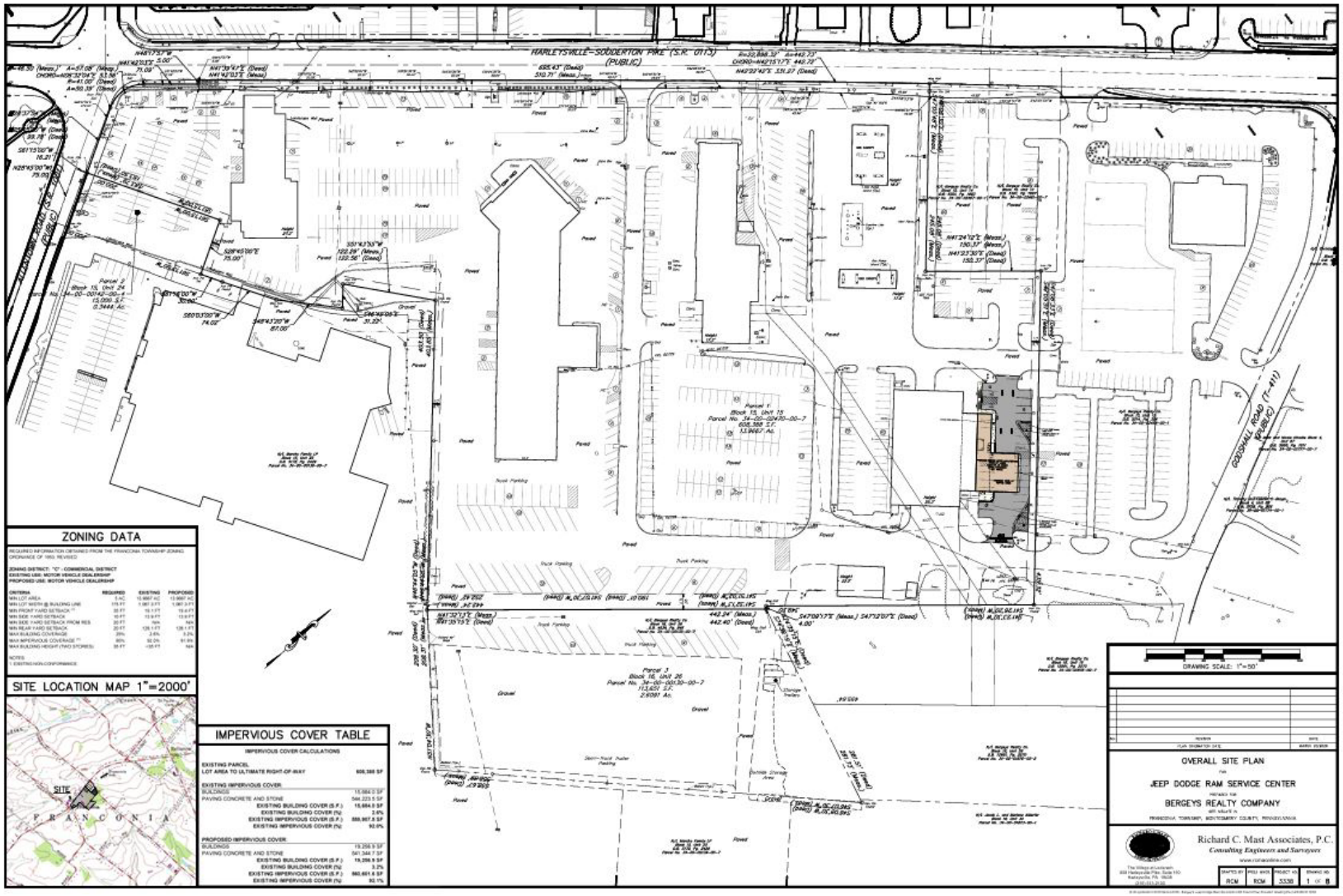
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap


HARLEYSVILLE-SOUDERTON PIKE (S.R. 0113)
(PUBLIC)
GODSHALL ROAD (T-411)
ZONING DATA
SITE LOCATION MAP 1"=2000'
SITE
FRANCONIA
IMPERVIOUS COVER TABLE
DRAWING SCALE: 1"=50'
OVERALL SITE PLAN
JEEP DODGE RAM SERVICE CENTER
BERGEYS REALTY COMPANY
Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors