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Montgomery County
Planning Commission

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610-278-3722
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Scott France, AICP
Executive Director

June 30, 2026

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
1286 Black Rock Road
Phoenixville, Pennsylvania 19460

RE: MCPC #26-0153-001
Plan Name: Wynnberry Farms Minor Subdivision
(1 lot comprising 46.10 acres)
Situate: 912 Hollow Road/between Black Rock Road and Egypt Road
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 4, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Wynnberry Farm LLC, has submitted a minor subdivision plan proposing to place a second dwelling on, Tax Parcel #61-00-02407-00-7 (912 Hollow Road, 46.10 acres) thereby creating a potential new parcel. The plan shows that the potential new parcel (43742.61 square feet or 1 acre) will be annexed from the primary lot. While it is not specified in the application or on the sketch plan, we assume this lot will most likely have a private well and septic system. Both lots are located in the R-1 Residential Agricultural District.

The sketch plan shows a feasible dwelling within the building envelope on relatively flat land with steep slopes to the front and rear of the dwelling. Any access road will need to cross an existing stream.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as Designated Growth Area – Developed Land, and on its Future Land Use map as Suburban Residential Area. As this request is for a single-family detached residential dwelling, we find this an acceptable use for this area.

Upper Providence Township shows this land in its Proposed Land Use map from the *2010 Comprehensive Plan-Adopted 2024* as R1 Residential Agricultural District. The Montgomery County Planning Commission (MCPC) believes that this minor subdivision plan is compatible with the township's expressed intent.

RECOMMENDATION/COMMENTS

Based on *Montco 2040,* MCPC generally supports the applicants proposed single-family detached home minor subdivision. During our review, since this is only a sketch plan, we have not identified any significant planning, transportation, and design issues that need to be addressed by the township, but note that:

MISCELLANEOUS:

1. The applicant, on their application for a Land Development Review, stated that the plan type was Final, when it is clearly a Preliminary Sketch Plan.

2. This sketch plan should provide access road location and whether the property will access public sewer and water or use an on-lot sewage system or well. If utilizing an on-lot sewage system and well, the approximate location of both within the building envelope is useful.

CONCLUSION

We wish to reiterate that MCPC supports the applicants' minor subdivision proposal contingent on the township's approval.

Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of any proposal.

Should the governing body approve a final plat of this subdivision plan, 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 26-0153-001 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant, Principal Transportation Planner II
Laureen.sendel-grant@montgomerycountypa.gov - 610-278-3734

c: Wynnberry Farm LLC, Applicant
Cody McCuean, RLA, PP, Applicants' Engineer
Tim Tieperman, Township Manager
Thomas Wright, Chair, Township Planning Commission

Attachments: A. Aerial View of Site
B. Reduced Copy of Applicants' Plan



Wynberry Farm Minor Subdivision
MCPC#260153001

Montgomery County Planning Commission

0 150 300 600 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


LEGEND
PROPERTY BOUNDARY
LOT LINE
BUILDING SETBACK
RIGHT-OF-WAY
CONTOUR
0 - 15% SLOPES
15+% SLOPES
EDGE OF PAVEMENT
N
HOLLOW ROAD
N/F
WYNNBERRY FARM LLC
PARID: 67-00-02467-00-7
DB 5942 PG 01529
REMAINING LANDS
N/F
UPPER PROVIDENCE TOWNSHIP
PARID: 67-00-01343-23-7
DB 5631 PG 02451
N/F
REAMSON, SANDRA L.
PARID: 67-00-02446-00-4
DB 5792 PG 02671
N/F
UNNSEN, ASHLEY
& WILLIAM N., JR.
PARID: 67-00-02402-99-5
DB 5721 PG 00918
N/F
UPPER PROVIDENCE TOWNSHIP
PARID: 67-00-02711-00-9
DB 5731 PG 00219
PROPOSED NEW PARCEL 1
ACREAGE
FEASIBLE DRILLING
ZONING DATA
DISTRICT: RI – RESIDENTIAL/AGRICULTURAL
MINIMUM LOT WIDTH: 150 FEET
MINIMUM LOT AREA: 130,680 SQ. FT.
MINIMUM YARDS:
FRONT: 40 FEET
SIDE: 20 FEET (60 FEET AGGREGATE)
REAR: 50 FEET
MAXIMUM BLDG. COVERAGE: 10%
NOTES
1. THE PURPOSE OF THIS PLAN IS TO BE UTILIZED AS PART OF A SKETCH PLAN SUBMISSION TO THE TOWNSHIP TO ASSIST WITH A DECISION ON ITS MARKETABILITY DUE TO STEEP SLOPES.
2. ORIGINAL SURVEY WAS DONE AS PART OF A SUBDIVISION ON THE WESTERN PORTION OF THE REMAINING LANDS ON THE NORTH SIDE OF HOLLOW ROAD IN 2015 BY BARRY ISETT AND ASSOCIATES. PROPERTY LINES SHOWN HEREON ARE BASED UPON DEED PLOTS UTILIZING LOCALIZED BOUNDARY INFORMATION FROM SAID PREVIOUS SUBDIVISION. NO LINES HEREON CONSTITUTE A BOUNDARY SURVEY.
3. TOPOGRAPHY AS SHOWN HEREON WAS OBTAINED BY THE CLIENT FROM THE TOWNSHIP. IT WAS NOTED THAT AREAS OF THE TOPOGRAPHIC DATA WERE LABELED "APPROXIMATE". THE CONTOURING SHOWN HEREON WAS NOT INDICATIVE OF A FIELD SURVEY AND SHALL NOT BE CONSTRUED AS SUCH.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. BIA ASSUMES NO LIABILITY FOR ITEMS DISCLOSED IN A TITLE REPORT OR OTHER DOCUMENTS/PRIVATE RECORDS NOT DISCLOSED AT THE TIME OF THIS SURVEY.
5. THIS DRAWING HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. B.I.A., PLC. HAS NOT VERIFIED THE ACCURACY OF ANY UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776
NOTE
VERTICAL TEXT INDICATES PLEASE FEATURES
(LEVIED TEXT INDICATES EXISTING FEATURES)
0 40' 80' 120'
SCALE: 1" = 40'
BARRY ISETT & associates
SKETCH PLAN
912 HOLLOW ROAD
GLENN HARTZ
UPPER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA
DATE: 04/17/2026
SCALE: 1" = 40'
DRAWN: CAM
DESIGN: DJB
CHK:
APPRD:
JOB: 1000626.000
PM: CAM
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SHEET:
SK-1