MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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www.montgomerycountypa.gov

Montgomery County
Planning Commission

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

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

July 14, 2026

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

Re: MCPC #26-0124-002
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 July 2, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Rao Group, Inc., is proposing a preliminary 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 (26-0124-002) on any plans submitted for final recording.

Sincerely,



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

c: Mike Bahm, Rao Group, Inc., Applicant
Sean McGranahan, 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#260124002

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/plancom
Aerial photography provided by Nearmap



Van Cleef ENGINEERING WITH FOCUS

GRAPHIC SCALE

0 25 50 100

1 INCH = 50 FT

AERIAL PHOTO PLAN

FOR

RAO GROUP, INC.

DATE:	JUNE 23, 2025
SCALE:	1" = 50'
DESIGNED BY:	DMH
DRAWN BY:	MKF
CHECKED BY:	DMH
JOB NUMBER:	2452.06

BLOCK 6 UNIT 16
PARID: 51-00-80660-00-2

SOUTHAMPTON TOWNSHIP
MONTGOMERY COUNTY,
PENNSYLVANIA

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