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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

October 23, 2026

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

Re: MCPC #26-0267-001
Plan Name: Butter Valley Golf Port Inc.
(1 lot comprising 189.46 net acres - Proposed: 2 lots comprising 189.46 combined net acres)
Parcel ID: 57-00-00787-00-2
Situate: Township Woods Road
Upper Hanover Township

Dear Ms. Klelpfer:

We have reviewed the above-referenced subdivision and land development sketch plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 16, 2026. We forward this letter as a report of our review.

BACKGROUND

The subject parcel is located in the R-1 zoning district, and its current use is a golf course (Attachment A). The applicants, John L. & Joan M. Gehman, proposes to subdivide the subject parcel into two lots: Lot 1 would be 187.79 net acres, and Lot 2 in the northeast corner of the site would be 1.67 acres. Proposed improvements shown on the site plan for Lot 2 would include a new curb cut onto Township Woods Road and installation of 10-foot-wide driveway, and an on-lot septic system. These improvements would be deferred until future development of the site. No development is proposed with the current submission.

The applicants have requested certain waivers with the application, including a waiver of the township's sidewalk requirement.

COMMENTS

REGIONAL PLAN

The proposal is generally consistent with the future land use element of the Upper Perkiomen Valley Regional Comprehensive plan, which places the subject parcel in the Rural Resource Area. According to the plan, "the primary goals of this land use category are directly related to farmland preservation and the conservation of

natural resources, while allowing for low-density, rural style residential development" (p. 157). Any residential development in these areas "will predominantly be single-family detached residential dwellings at an anticipated density lower than one dwelling unit per acre of land" (p. 157).

Regarding the applicants 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).

COUNTY PLAN

The proposal is also generally consistent with the future land use element of *Montco 2040: A Shared Vision*. Like the Regional Plan, *Montco 2040* places the subject parcel in the Rural Resource Area. Any new development here should be "very limited" (p. 78); examples include "scattered single family detached homes" and "low density residential development that is clustered or has a rural character" (p.88).

The County Plan calls for sidewalks in "all growth areas" (p. 18). We note that the subject parcel is not located in a designated growth area.

COMMENTS

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment, as we find it to be generally consistent with both the Regional and County comprehensive plans.

CONCLUSION

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 (26-0267-001) on any plans submitted for final recording.

Sincerely,

Austin Mosby

Austin Mosby, AICP
County Planner II
Montgomery County Planning Commission
(610) 278-3529 - austin.mosby@montgomerycountypa.gov

c: John L. & Joan M. Gehman, Applicants
Paul Yaskowski, Applicants' Representative
Richard Fain, Chair, Township Planning Commission

Attachments: A. Aerial Image of Stie
B. Reduced Copy of Applicant's Proposed Site Plan

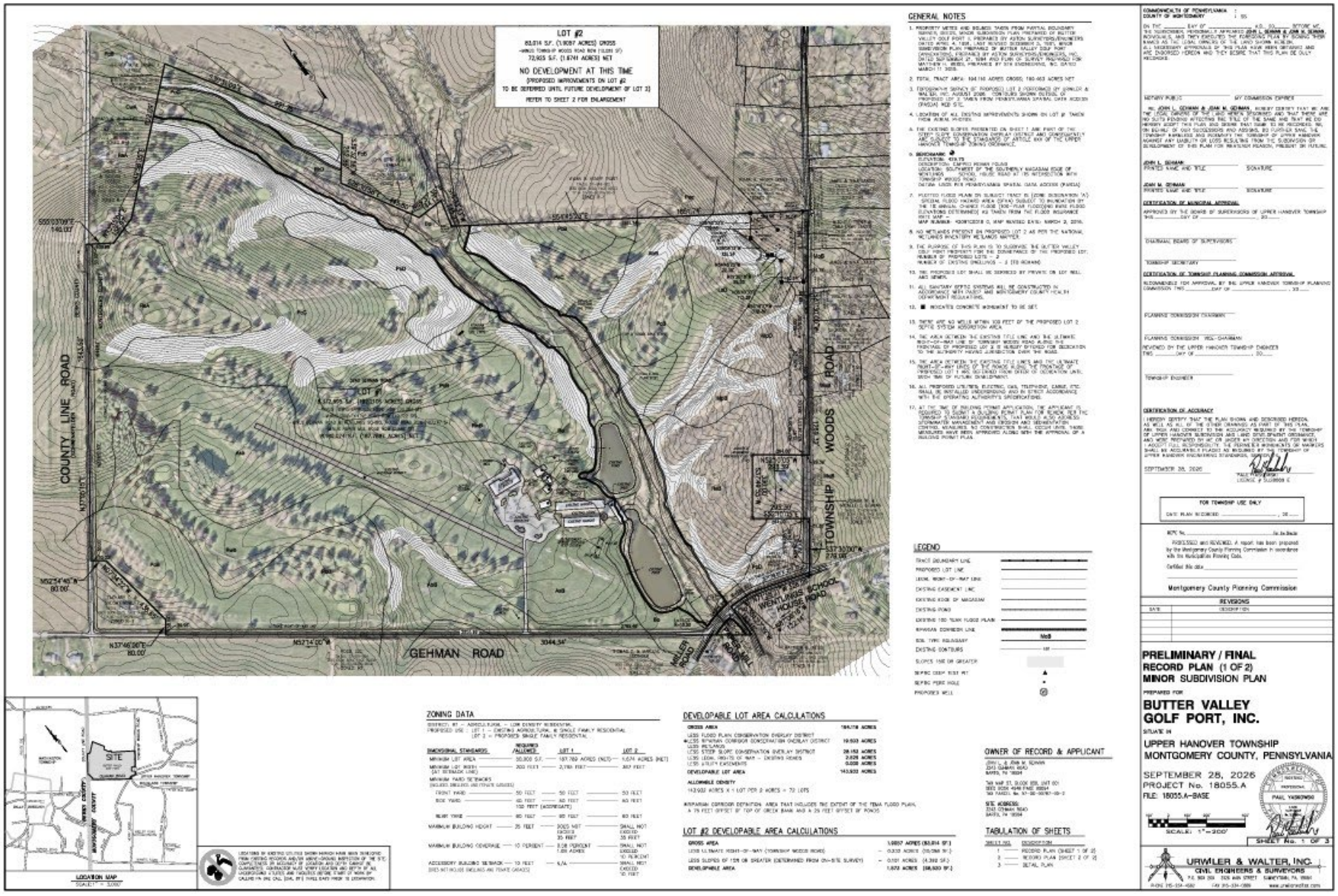


Butter Valley Golf Port Inc.
MCPC#260267001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plan.com
Aerial photography provided by Nearmap

0 400 800 1,600 Feet

N


LOT #2
63,014 S.F. (1.0097 ACRES) GROSS
72,935 S.F. (1.6741 ACRES) NET
NO DEVELOPMENT AT THIS TIME
(PROPOSED IMPROVEMENTS ON LOT #2
TO BE DEFERRED UNTIL FUTURE DEVELOPMENT OF LOT 3)
REFER TO SHEET 2 FOR ENLARGEMENT
COUNTY LINE ROAD
TOWNSHIP WOODS ROAD
GEHMAN ROAD
WENTZVILLE SCHOOL HOUSE ROAD
HELLER ROAD
GENERAL NOTES
LEGEND
ZONING DATA
DEVELOPABLE LOT AREA CALCULATIONS
LOT #2 DEVELOPABLE AREA CALCULATIONS
OWNER OF RECORD & APPLICANT
TABULATION OF SHEETS
LOCATION MAP
SITE
PRELIMINARY / FINAL
RECORD PLAN (1 OF 2)
MINOR SUBDIVISION PLAN
PREPARED FOR
BUTTER VALLEY
GOLF PORT, INC.
SITUATE IN
UPPER HANOVER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
SEPTEMBER 25, 2026
PROJECT No. 18055.A
FILE: 18055.A-BASE
SCALE: 1"=300'
SHEET No. 1 OF 3
URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS