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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 2, 2024

Ms. Beth Gooch, Planning and Zoning Coordinator
Franconia Township
P.O. Box 128
Franconia, Pennsylvania 18924

Re: MCPC #24-0090-001
Plan Name: 905 Hagey Road - Landis Land Development
Situate: Hagey Road/Forman Road
Franconia Township

Dear Ms. Gooch:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested April 18, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicants, Jesse I. Landis and Gina N. Landis, propose to construct a 16,800 square foot warehouse building with associated infrastructure on a 3.01 acre parcel. The development takes place in the LI – Limited Industrial zoning district.

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

REVIEW COMMENTS

A. Stormwater Basin Spillway – The design shows the stormwater basin’s spillway directed into the cul-de-sac. The Township should be confident that the design will not cause flooding issues for the neighboring properties during extreme storm events.

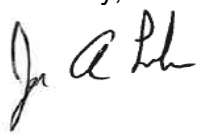
B. Parking Lot Stormwater Inlet – The Township engineer should be comfortable with the sump condition in the parking lot that could cause flooding of the parking area and building if the parking lot inlet is clogged or an extreme storm event is beyond the capacity of the inlet.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Franconia's planning objectives. 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 (#24-0090-001) on any plans submitted for final recording.

Sincerely,

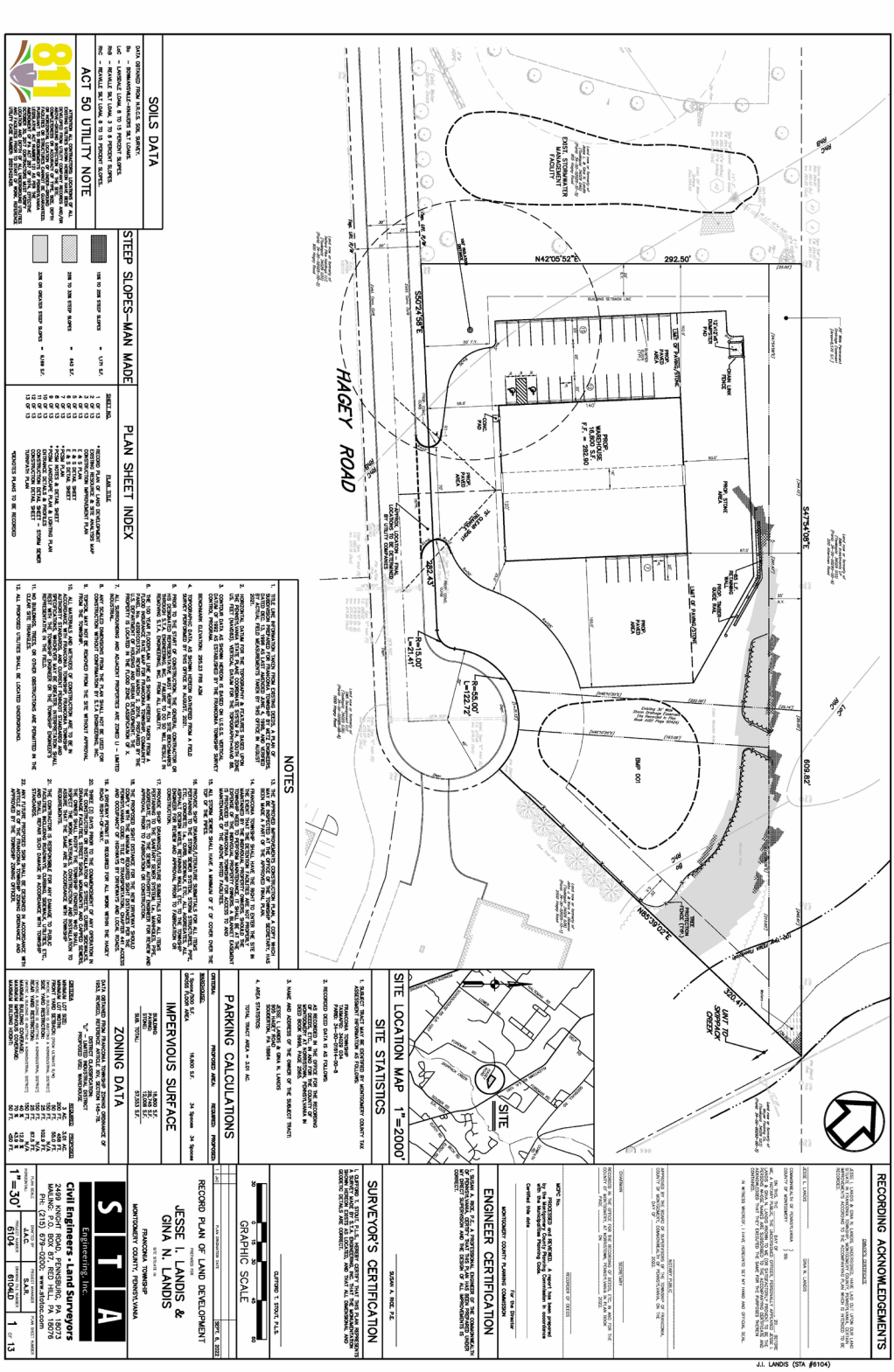


Jon A. Lesher, Environmental Planning Assistant Manager
610-278-3750 – Jon.Lesher@montgomerycountypa.gov

C: Eastburn and Gray, PC, Township Solicitor
Bursich Associates, Township Engineer

Attachments:
Site Plan (Appendix 1)
Aerial (Appendix 2)

Site Plan – 905 Hagey Road - Landis Land Development- Franconia Township



Aerial- 905 Hagey Road - Landis Land Development- Franconia Township

