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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 13, 2024

Deborah Roesener
West Pottsgrove Township
980 Grosstown Road
Stowe, PA 19464

Re: MCPC# 24-0123-001
Plan Name: Old Reading Pike Land Development
(1 lot comprising 2.86 acres)
Situate: 540 Old Reading Pike and Grosstown Road
West Pottsgrove Township

Dear Ms. Roesener:

We have reviewed the above-referenced subdivision and land development in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 17, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Bryan Tuckey, is proposing to redevelop 540 Old Reading Pike with a 15,025 square-foot welding/machinist shop, a 9,545 square-foot fenced area for material storage, and associated stormwater management. The existing 5,000 square-foot building and 41 parking spaces are proposed to remain. A green buffer is proposed for the southern and western property lines. The property is located in West Pottgrove's Industrial zoning district. The front yard setback and minimum lot area do not comply with the zoning requirements and constitute existing nonconformities. The property is served by public water and sewer.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision.* The proposed development is located in a business area in the future land use plan of the county's comprehensive plan. Primary uses in these areas include large industrial, manufacturing, and warehouse uses. Development should be designed to make it easy for employees to walk to public transportation and control the impact of potential noise, light, and pollution on nearby residences.

The proposal is generally consistent with the 2015 Pottstown Metropolitan Regional Comprehensive Plan. The proposed development is located in a primary growth area in the future land use plan, where new non-

residential growth is to be focused. New non-residential development should be planned to provide appropriate transitions between different uses and intensities of development.

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 West Pottsgrove Township may wish to consider prior to preliminary/final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING & STORMWATER MANAGEMENT COMMENTS

A. Section 431.2.G of the subdivision and land development ordinance requires that planting islands be constructed within all parking lots with more than 12 spaces. There are 41 parking spaces proposed on the plan, but only 22 spaces are required per the ordinance. We recommend that the applicant convert some of the excess parking spaces to planting islands or add perimeter planting areas to the parking lot.
B. Section 431.2.H of the subdivision and land development ordinance states that parking lots with more than 12 stalls shall have planting strips around the entire perimeter of the parking lot. In addition, §434.2.C requires a minimum 10-foot buffer planting area along all property lines and external street boundaries. We recommend that the applicant add additional plantings to the eastern property boundary.
C. The stormwater basin does not appear to have any plantings proposed. We recommend that the basin be naturalized with some woody shrubs and a meadow mix.

SIDEWALKS AND CONNECTIVITY

A. We recommend that the applicant coordinate the highway occupancy permit with the County's Roads and Bridges Department (Manasa L. Kondreddi, EIT, McCormick Taylor).
B. Section 415.1 of the subdivision and land development ordinance requires that sidewalks be installed. We recommend that sidewalks be installed to facilitate the connection for employees to the proposed Wawa on Grosstown Road. A waiver of this requirement should be requested if the applicant does not plan to install sidewalks.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve West Pottgrove 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 (24-0123-001) on any plans submitted for final recording.

Sincerely,

Naomi Crimm, Senior Community Planner
naomi.crimm@montgomerycountypa.gov – 610-278-3748

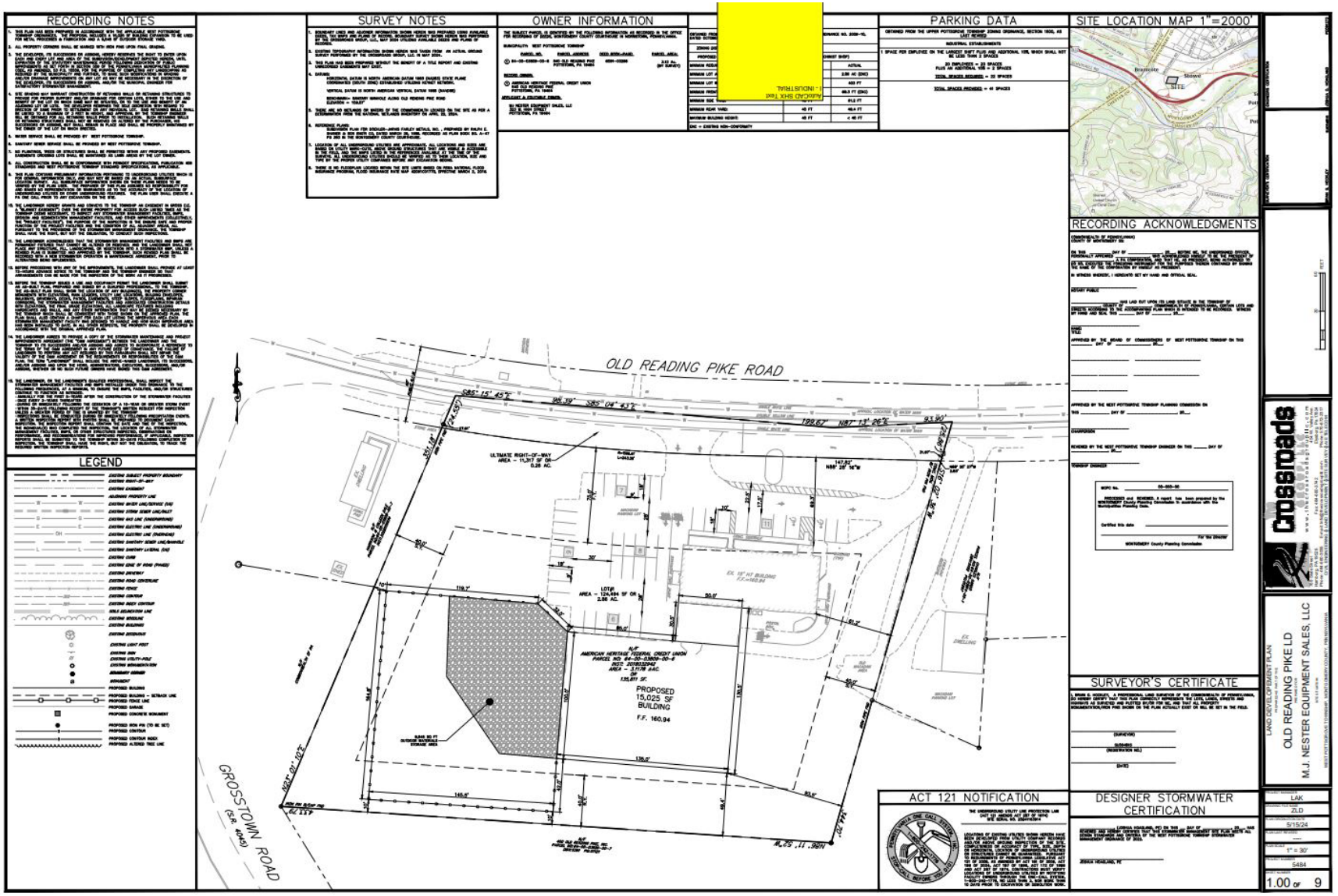
c: Brian Tuckey, Applicant
Manasa L. Kondreddi, EIT, McCormick Taylor

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

ATTACHMENTS A & B



Old Reading Pike LD
MCPC#240123001


RECORDING NOTES
SURVEY NOTES
OWNER INFORMATION
PARKING DATA
SITE LOCATION MAP 1"=2000'
RECORDING ACKNOWLEDGMENTS
LEGEND
OLD READING PIKE ROAD
GROSSTOWN ROAD (SR 4068)
PROPOSED 15,025 SF BUILDING
F.F. 160.94
SURVEYOR'S CERTIFICATE
ACT 121 NOTIFICATION
DESIGNER STORMWATER CERTIFICATION
OLD READING PIKE LD
M.J. NESTER EQUIPMENT SALES, LLC
Crossroads