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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# 24-0139-001
Plan: 434 Lower Road
Situate: Lower Road/Godshall Road
Franconia Township

Dear Planning and Zoning Coordinator 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 June 10, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Cherie Royer, proposes to subdivide an existing parcel to create a 71,108 square foot parcel where a single-family dwelling with associated infrastructure will be constructed. The development takes place in the R130 – Residential 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 issue that Franconia Township may wish to consider prior to final approval. Our comments are as follows:

REVIEW COMMENTS

A. Stormwater – From the plan it appears that the Rock Riprap Apron ends on the adjacent property which is not owned by the applicant. Stormwater should be managed on site, or a formal agreement should be made with the adjacent property owner to ensure that disputes do not arise.

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 (#24-0139-001) on any plans submitted for final recording.

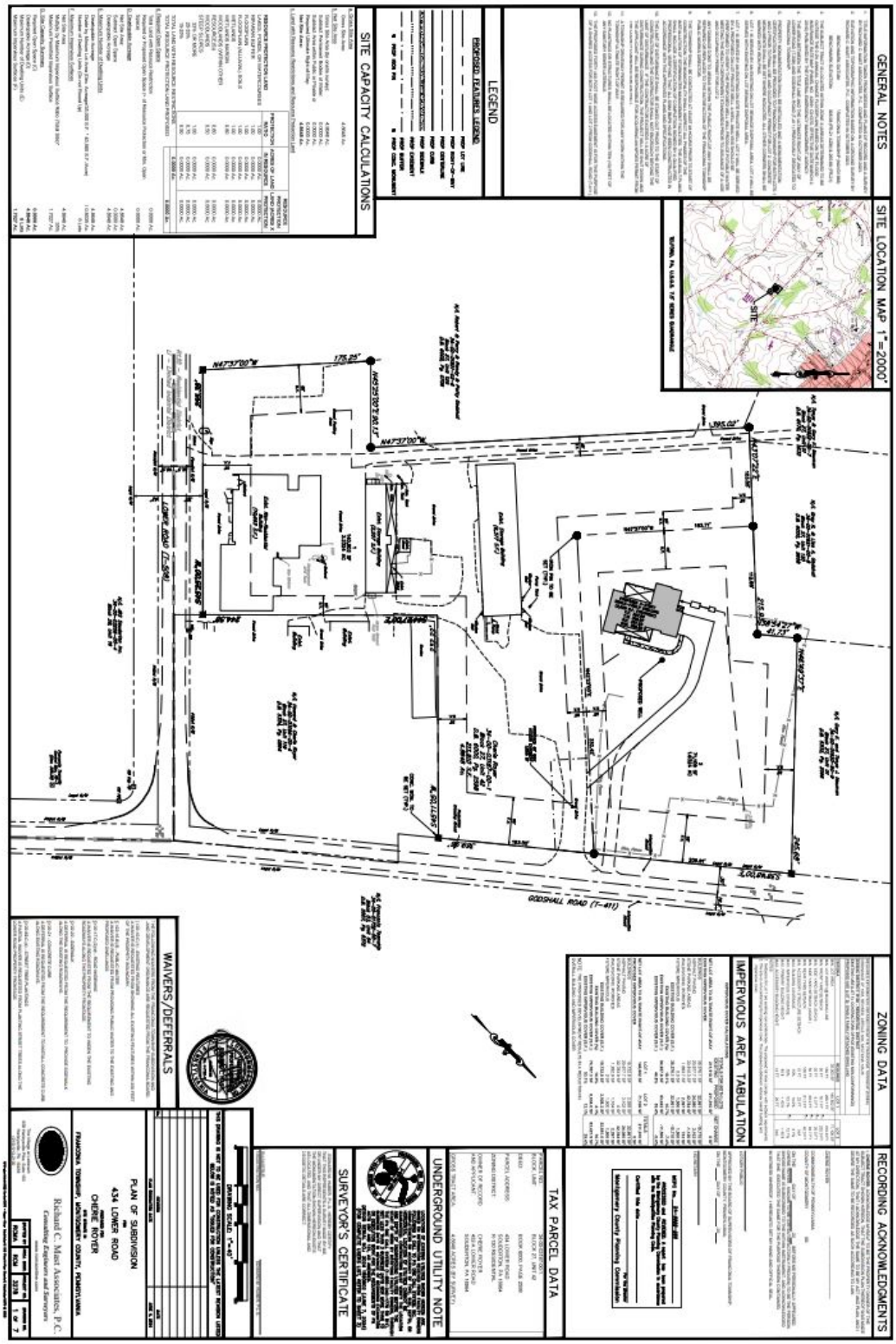
Sincerely,

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 – 434 Lower Road- Franconia Township



Aerial- 434 Lower Road- Franconia Township

