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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 14, 2024
Anne W. Klepfer, Township Manager
Upper Hanover Township
1704 Pillsbury Rd
East Greenville PA 18041

Re: MCPC # 24-0156-001
Plan Name: Geryville Pk Garage
(1 lots comprising 3.89 acres)
Situate: East side of Geryville Pike near Finland Rd
Upper Hanover Township

Dear Ms. Klepfer:

We have reviewed the above-referenced preliminary land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 12, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Geryville Pike, LLC, represented by Horizon Engineering, has applied to develop parcel 57-00-00805-60-5 in Upper Hanover Township for a commercial use. The development includes a 60 ft x 40 ft garage, and 61,008 sf of impervious coverage that includes an asphalt driveway, seven (7) surface parking spaces and a gravel-covered storage lot on which dumpsters will be stored.

This is zoned R-1; the plan documents indicate that the Upper Hanover Township Zoning Hearing Board granted a variance on December 29, 2023 to permit the requested commercial use. A variance was also granted from the dimensional requirement and required setback provisions of the R-1 zoning district. The variances include terms and conditions which, among other stipulations, specify new setbacks and how the dumpsters are to be stored and used on the lot.

COMPREHENSIVE PLAN COMPLIANCE

COUNTY COMPREHENSIVE PLAN

Future Land Use. The parcel's future land use is designated as a Rural Resource Area in the County Plan. Rural Resource Areas should maintain a rural appearance: Acceptable uses include farmland, rural villages, low-

intensity institutional, and low-density residential. While the proposed development does deviate from these uses, we find that the deviation is negligible: The proposed land use is consistent with the much larger adjacent parcel directly to the east. Further, the unique dimensions of the parcel make it impractical or impossible to conform to the specifications provided for in the residential zoning district under Upper Hanover Township's land development code, hence justifying the variance.

UPPER PERKIOMEN VALLEY REGIONAL COMPREHENSIVE PLAN

Future Land Use. The future land use for this parcel is Rural Resource in the Regional Plan. Land uses designated in the Rural Resource category are agriculture and low-density residential. While the proposed development does deviate from this criteria, we find that the deviation is negligible: The proposed land use is consistent with the much larger adjacent parcel directly to the east, whose future land use is designated as Heavy Industrial in the Regional Plan. Further, the unique dimensions of the parcel make it impractical or impossible to conform to the specifications provided for in the residential zoning district under the land development code, hence justifying the variance granted by Upper Hanover Township.

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 Upper Hanover Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

A. Rain Garden and Drainage
   1. In addition to the bioretention seed mix, we recommend that woody plantings and shrubs be incorporated into the rain garden design and that appropriate trees be considered for this location, to make the soil more porous and increase the functionality of the rain garden.
   2. The rain garden discharges into the existing swale. We defer to the township engineer to assess if the swale is capable of receiving the flow and will not be eroded.
   3. We recommend the township engineer investigate whether a drainage pipe is required under the driveway to properly connect the drainage swale on either side.

TRANSPORTATION

A. Highway Occupancy Permit (HOP)

   1. Geryville Pike is a county-owned road: A highway occupancy permit is required from the Montgomery County Department of Assets and Infrastructure, Office of Roads and Bridges.

LANDSCAPING

A. Trees

1. A tree survey plan/inventory, indicating which trees are to be preserved and which trees are to be removed, was not provided in the plan set (see Upper Hanover Township Code § 425-500B(2)). Woodland trees should be retained to the greatest extent possible and practicable, particularly in the rear of the lot where they would serve as a natural buffer to the abutting residential zoning district.

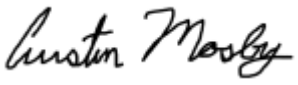
CONCLUSION

We wish to reiterate that MCPC generally supports this proposal and the commercial use of this property as granted by the variance; however, we believe that our suggested revisions will better achieve the township's planning objectives for this 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 24-0156-001 on any plans submitted for final recording.

Sincerely,

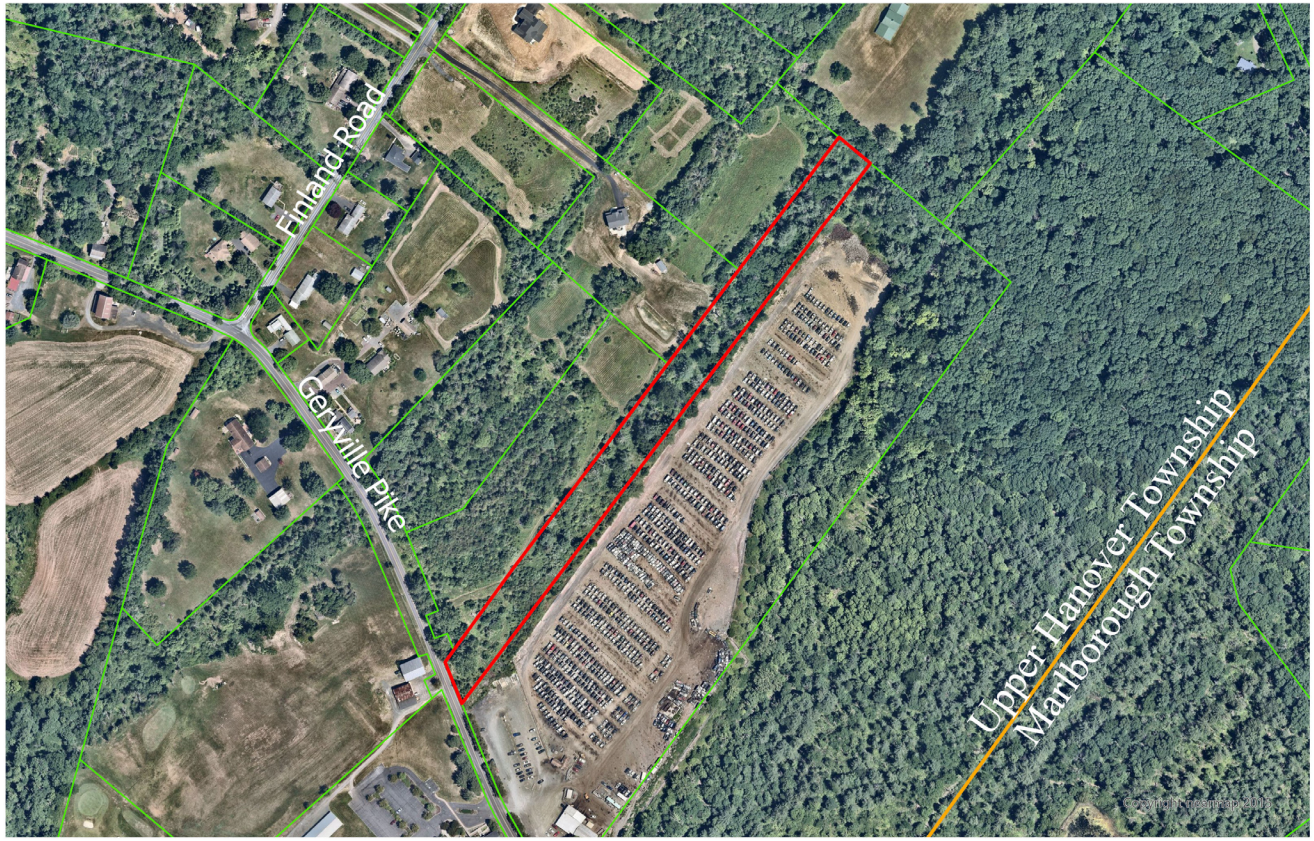


Austin Mosby
Planner I
Planning Commission

P: (610) 278-3529

cc: Geryville Pike, LLC
Dan McKenna
Richard Fain
Manasa L. Kondreddi

ATTACHMENTS A & B

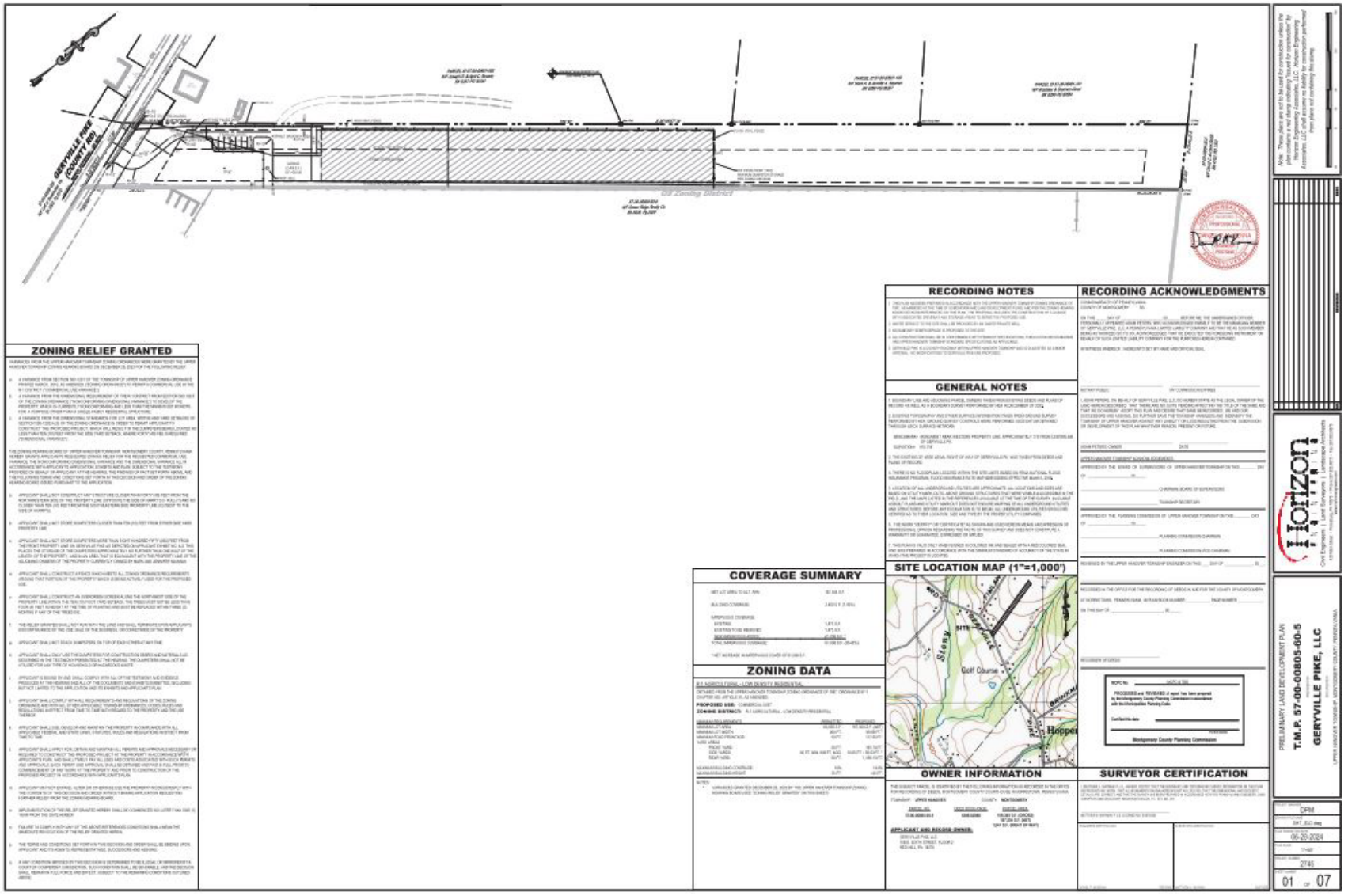


Geryville Pike Garage
MCPC#240156001

Montgomery County Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 150 300 600 Feet

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ZONING RELIEF GRANTED
RECORDING NOTES
RECORDING ACKNOWLEDGMENTS
GENERAL NOTES
COVERAGE SUMMARY
SITE LOCATION MAP (1"=1,000')
ZONING DATA
OWNER INFORMATION
SURVEYOR CERTIFICATION
Golf Course
Stony
Hopper
PRELIMINARY LAND DEVELOPMENT PLAN
T.M.P. 57-00-00805-00-5
GERYVILLE PIKE, LLC
06-26-2024
01 of 07