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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 12, 2024

Eric Traub
Whitpain Township
960 Wentz Road
Blue Bell, PA 19422

Re: MCPC # 24-0244-001
1684 Dekalb Pike
(1 lot comprising .57 acres)
Situate: Intersection w/ Rt. 202 and Swede Rd.
Whitpain Township

Dear Mr. Traub,

We have reviewed the above-referenced land development in accordance with Section (502) Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 6, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Blue Bell Motorcars is proposing to develop the property at 1684 Dekalb Pike for indoor and outdoor vehicle storage, a maintenance building and a single-family dwelling unit. The property contains an existing two-story house as part of the proposed development. The house will provide vehicle storage on the first floor and the proposed dwelling unit on the second. The applicant is also proposing a 3,750 square foot building to house maintenance operations and additional vehicle storage.

The property is zoned C-Commercial, which permits the maintenance, and indoor and outdoor storage of motor vehicles by special exception. Single-family dwellings are permitted as accessory uses. The applicant was granted relief for special exceptions and other variances (related to the house) by the Zoning Hearing Board on August 28, 2024. Blue Bell Motorcars operates a dealership on Swede Road, across the intersection from the proposed development.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*. The parcel is located in the “Community Mixed Use” future land use designation, which emphasizes commercial/retail uses with adjacent residential as primary

uses and light industrial as a secondary use. Shared driveways are also a component of this land use. The proposal also aligns with Whitpain Township's Commercial Land Use designation.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ACCESS

The location of the ingress/egress onto Dekalb Pike makes it very difficult to make a left turn because it sits right at the Y-intersection of Dekalb Pike and Swede Road. Drivers would be making this turn across several lanes, creating a potential safety hazard. The proposal also constitutes a significant change in land use, which will likely require a Highway Occupancy Permit. The applicant should work with PennDOT's HOP Unit, District 6-0 to address this.

In addition, the business located behind the proposed development (Impriano Roofing) has typically relied on this property for public road access to Mews Drive (as noted on the plan—"Access Right-of-Way per Db 5625, Pg 1816"). The County recommends the applicant coordinate with the Township to ensure that this right-of-way access will remain and be free of obstructions (e.g. parked cars, heavy vehicles, fences, etc.).

ACTIVITY

Blue Bell Motorcars operates a dealership on Swede Road, located across the Y-intersection of Swede Road and Dekalb Pike. If the applicant plans on transporting motor vehicles between the dealership and proposed development, the Township should ask the applicant how they plan to safely undertake this. Considering the dealership is across *two* streets from the proposed storage site, it is recommended that the applicant clarify their plan for the safe transfer of vehicles and their plan to effectively communicate this protocol to employees. In addition, it is not unreasonable to assume that employees will cross back and forth on foot along this intersection after shuttling cars to and from the dealership, creating pedestrian safety issues. While sidewalks and curb cuts are present, the applicant might consider installing a crosswalk and/or flashing beacon across the Y-intersection to further ensure safety.

STORMWATER MANAGEMENT

The property generally slopes away from Dekalb Pike, towards the adjacent Impriano Roofing and the surrounding residential neighborhood. While the Post-Construction Stormwater Management Plan indicates storm inlets and vertical relief standpipe facilities, the proposed development will add significantly more impervious surface and likely increase the amount of stormwater runoff. It is recommended that the applicant consider maintaining the wooded area along the eastern boundary and installing bioswales or other facilities to mitigate stormwater runoff from the impervious lot.

For more information on best practices, the applicant might consider consulting the County's Sustainable Green Parking Lots Guidebook at https://www.montgomerycountypa.gov/DocumentCenter/View/9735/Green-Sustainable-Parking-Guide-2_10_2016-Web?bWhilidId=

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Whitpain Township'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.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
(610)-278-3741 – david.greenberg@montgomerycountypa.gov

c: Mitchell Parkin, Blue Bell Motorcars, Inc.
Kenneth Corti, Township Planning Commission
James Blanche, Township Engineer
Michael P. Clarke, Esq., Township Solicitor
Scott Burton, PennDOT

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

ATTACHMENTS A & B



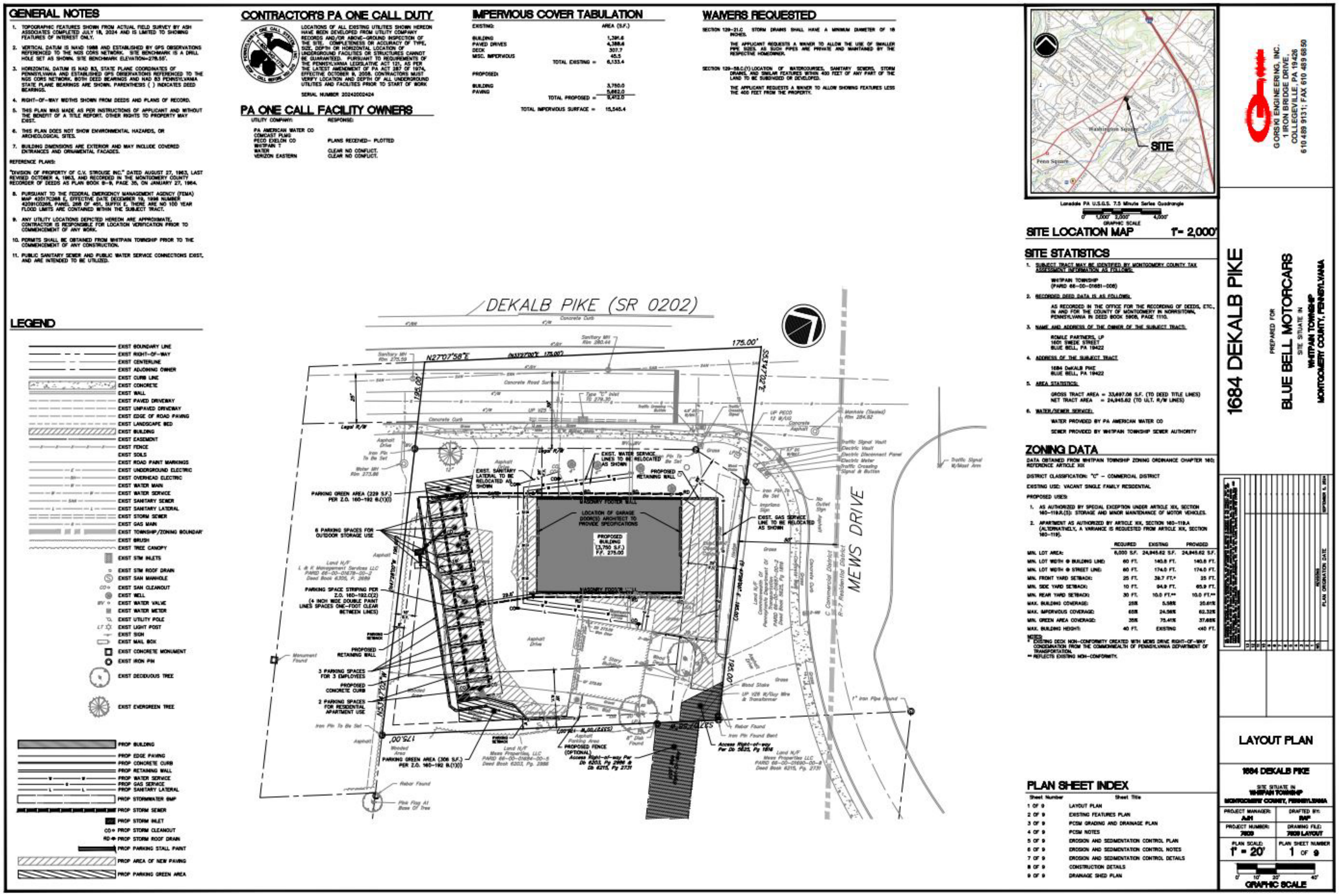
1684 Dekalb Pike
MCPC#240244001

Montgomery County Planning Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Nearmap


GENERAL NOTES
1. TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES COMPLETED JULY 18, 2024 AND IS LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
2. VERTICAL DATUM IS NAVD 1988 AND ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. SITE BENCHMARK IS A DRILL HOLE SET AS SHOWN. SITE BENCHMARK ELEVATION=278.55'.
3. HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS ( ) INDICATES DEED BEARINGS.
4. RIGHT-OF-WAY WIDTHS SHOWN FROM DEEDS AND PLANS OF RECORD.
5. THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
6. THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
7. BUILDING DIMENSIONS ARE EXTERIOR AND MAY INCLUDE COVERED ENTRANCES AND ORNAMENTAL FACADES.
REFERENCE PLANS:
"DIVISION OF PROPERTY OF C.V. STROUSE INC." DATED AUGUST 27, 1963, LAST REVISED OCTOBER 4, 1963, AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS AS PLAN BOOK B-9, PAGE 35, ON JANUARY 27, 1964.
8. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42091C0268 E, EFFECTIVE DATE DECEMBER 19, 1996 NUMBER 42091C0268, PANEL 268 OF 451, SUFFIX E, THERE ARE NO 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
9. ANY UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.
10. PERMITS SHALL BE OBTAINED FROM WHITPAIN TOWNSHIP PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
11. PUBLIC SANITARY SEWER AND PUBLIC WATER SERVICE CONNECTIONS EXIST, AND ARE INTENDED TO BE UTILIZED.
CONTRACTOR'S PA ONE CALL DUTY
LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008. CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK
SERIAL NUMBER 20242002424
PA ONE CALL FACILITY OWNERS
UTILITY COMPANY: RESPONSE:
PA AMERICAN WATER CO
COMCAST PLMG
PECO EXELON CO PLANS RECEIVED- PLOTTED
WHITPAIN T WATER CLEAR NO CONFLICT.
VERIZON EASTERN CLEAR NO CONFLICT.
IMPERVIOUS COVER TABULATION
EXISTING: AREA (S.F.)
BUILDING 1,391.6
PAVED DRIVES 4,388.6
DECK 307.7
MISC. IMPERVIOUS 45.5
TOTAL EXISTING = 6,133.4
PROPOSED:
BUILDING 3,750.0
PAVING 5,662.0
TOTAL PROPOSED = 9,412.0
TOTAL IMPERVIOUS SURFACE = 15,545.4
WAIVERS REQUESTED
SECTION 129-21.C STORM DRAINS SHALL HAVE A MINIMUM DIAMETER OF 18 INCHES.
THE APPLICANT REQUESTS A WAIVER TO ALLOW THE USE OF SMALLER PIPE SIZES, AS SUCH PIPES ARE PRIVATE AND MAINTAINED BY THE RESPECTIVE HOMEOWNER.
SECTION 129-58.C.(1) LOCATION OF WATERCOURSES, SANITARY SEWERS, STORM DRAINS, AND SIMILAR FEATURES WITHIN 400 FEET OF ANY PART OF THE LAND TO BE SUBDIVIDED OR DEVELOPED.
THE APPLICANT REQUESTS A WAIVER TO ALLOW SHOWING FEATURES LESS THE 400 FEET FROM THE PROPERTY.
LEGEND
DEKALB PIKE (SR 0202)
MEWS DRIVE
PROPOSED BUILDING (3,750 S.F.)
SITE
Lansdale PA U.S.G.S. 7.5 Minute Series Quadrangle
GRAPHIC SCALE
SITE LOCATION MAP 1"= 2,000'
SITE STATISTICS
1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
WHITPAIN TOWNSHIP (PARID 66-00-01681-008)
2. RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN DEED BOOK 5908, PAGE 1110.
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
ROMILE PARTNERS, LP
1601 SWEDE STREET
BLUE BELL, PA 19422
4. ADDRESS OF THE SUBJECT TRACT
1684 DeKALB PIKE
BLUE BELL, PA 19422
5. AREA STATISTICS:
GROSS TRACT AREA = 33,697.08 S.F. (TO DEED TITLE LINES)
NET TRACT AREA = 24,945.62 (TO ULT. R/W LINES)
6. WATER/SEWER SERVICE:
WATER PROVIDED BY PA AMERICAN WATER CO
SEWER PROVIDED BY WHITPAIN TOWNSHIP SEWER AUTHORITY
ZONING DATA
DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE CHAPTER 160; REFERENCE ARTICLE XIX
DISTRICT CLASSIFICATION: "C" - COMMERCIAL DISTRICT
EXISTING USE: VACANT SINGLE FAMILY RESIDENTIAL
PROPOSED USES:
1. AS AUTHORIZED BY SPECIAL EXCEPTION UNDER ARTICLE XIX, SECTION 160-119.R.(5): STORAGE AND MINOR MAINTENANCE OF MOTOR VEHICLES.
2. APARTMENT AS AUTHORIZED BY ARTICLE XIX, SECTION 160-119.A (ALTERNATIVELY, A VARIANCE IS REQUESTED FROM ARTICLE XIX, SECTION 160-119).
REQUIRED EXISTING PROVIDED
MIN. LOT AREA: 6,000 S.F. 24,945.62 S.F. 24,945.62 S.F.
MIN. LOT WIDTH @ BUILDING LINE: 60 FT. 140.8 FT. 140.8 FT.
MIN. LOT WIDTH @ STREET LINE: 60 FT. 174.0 FT. 174.0 FT.
MIN. FRONT YARD SETBACK: 25 FT. 39.7 FT.* 25 FT.
MIN. SIDE YARD SETBACK: 10 FT. 94.9 FT. 65.9 FT.
MIN. REAR YARD SETBACK: 30 FT. 10.0 FT.** 10.0 FT.**
MAX. BUILDING COVERAGE: 25% 5.58% 20.61%
MAX. IMPERVIOUS COVERAGE: 65% 24.56% 62.32%
MIN. GREEN AREA COVERAGE: 35% 75.41% 37.68%
MAX. BUILDING HEIGHT: 40 FT. EXISTING <40 FT.
NOTES:
* EXISTING DECK NON-CONFORMITY CREATED WITH MEWS DRIVE RIGHT-OF-WAY CONDEMNATION FROM THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
** REFLECTS EXISTING NON-CONFORMITY.
PLAN SHEET INDEX
Sheet Number Sheet Title
1 OF 9 LAYOUT PLAN
2 OF 9 EXISTING FEATURES PLAN
3 OF 9 PCSM GRADING AND DRAINAGE PLAN
4 OF 9 PCSM NOTES
5 OF 9 EROSION AND SEDIMENTATION CONTROL PLAN
6 OF 9 EROSION AND SEDIMENTATION CONTROL NOTES
7 OF 9 EROSION AND SEDIMENTATION CONTROL DETAILS
8 OF 9 CONSTRUCTION DETAILS
9 OF 9 DRAINAGE SHED PLAN
GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6650
1684 DEKALB PIKE
PREPARED FOR
BLUE BELL MOTORCARS
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
LAYOUT PLAN
1684 DEKALB PIKE
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT MANAGER: AJH
DRAFTED BY: RAF
PROJECT NUMBER: 7809
DRAWING FILE: 7809 LAYOUT
PLAN SCALE: 1" = 20'
PLAN SHEET NUMBER 1 OF 9
GRAPHIC SCALE