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MONTGOMERY COUNTY
PLANNING COMMISSION

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610-278-3722
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SCOTT FRANCE, AICP

February 5, 2025

Christopher Hoffman, Township Manager
Lower Moreland Township
640 Red Lion Road
Huntingdon Valley, PA 19006-6234

Re: MCPC# 24-0250-001
Rhodes & Perry Lot Line Change
Situate: Fetters Mill Road/Hallowell Drive
Lower Moreland Township

Dear Mr. Hoffman:

We have reviewed the above-referenced land development proposal in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 19, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Edmund Pitcairn Rhodes, proposes a lot line change transfering 4,405 square feet from a parcel owned by Perry to a parcel owned by Rhodes. No development is planned at this time for either parcel.

CONCLUSION

We have not identified any significant land use, transportation, design, or other issues that should be addressed in this amendment. Therefore, we have no substantive comments.

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.

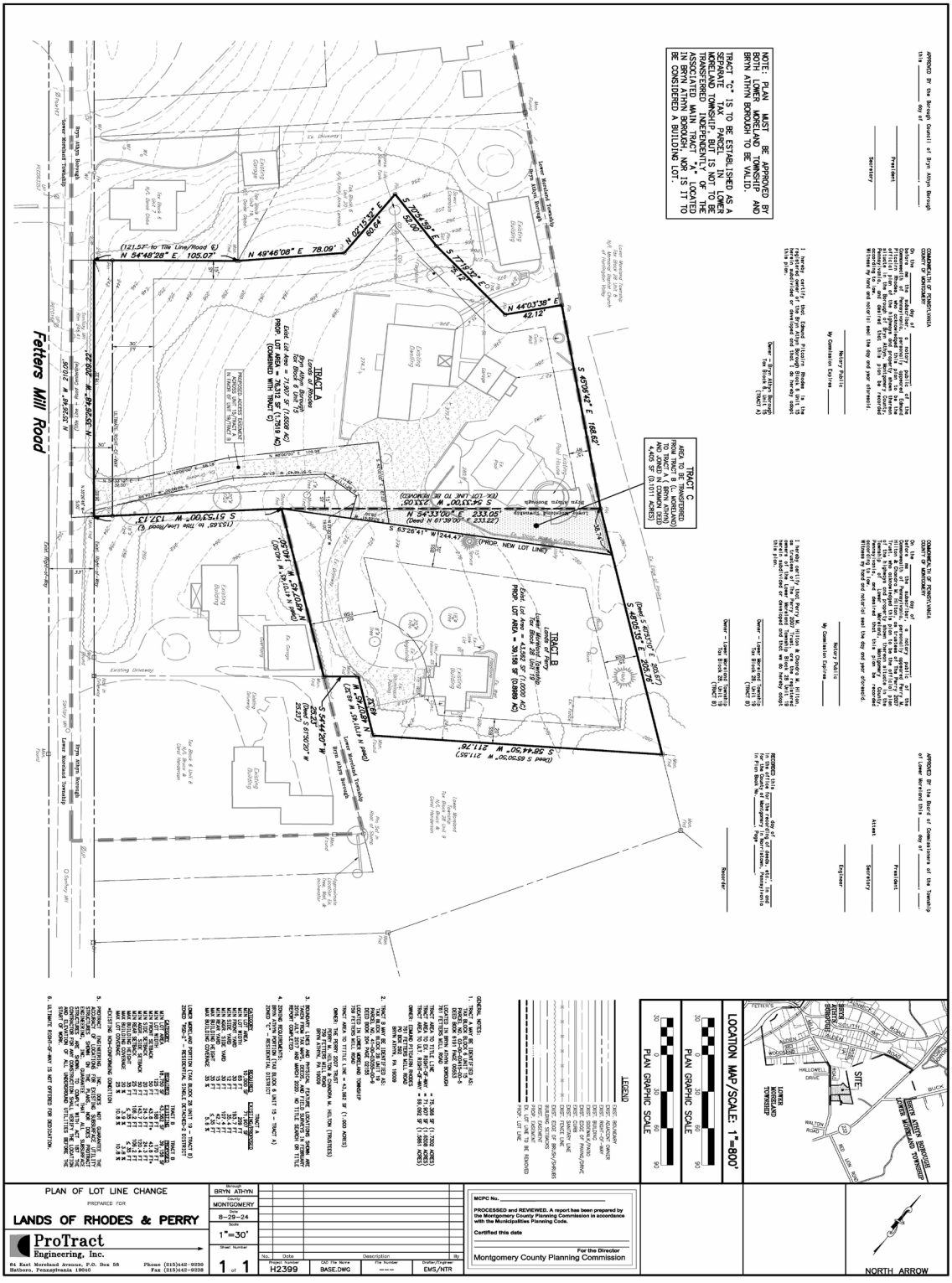
Please print the assigned MCPC number (#24-0250-001) on any plans submitted for final recording.
Sincerely,

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

C: Andrew Frey, Chair, Twp. Planning Commission
John B. Rice, Esq., Twp. Solicitor
Timothy P. Woodrow, P.E., Twp. Engineer

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

Site Plan – Rhodes & Perry Lot Line Change, Lower Moreland Township



Aerial – Rhodes & Perry Lot Line Change, Lower Moreland Township

