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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 19, 2024

Alice Eastmure, Township Manager
Skippack Township
4089 Heckler Road
P.O. Box 164
Skippack, PA 19474

Re: MCPC # 24-0251-001
Plan Name: Proposed Event Venue - Lochwood Manor
2 lots comprising 6.93 acres
Situate: 4335 Skippack Pike
Skippack Township

Dear Ms. Eastmure:

We have reviewed the above-referenced land development in accordance with Section 502 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, PS Capital Partners, LLC, proposes to construct a paved parking area consisting of 62 total parking spaces, along with a smaller parking area adjacent to one of the buildings which will include 4 ADA spaces. In addition, minor sidewalk improvements connecting to the buildings are proposed.

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

REVIEW COMMENTS

EASEMENTS

1. MCPC recognizes this plan was adopted on 10/9/2024 but would note that the utility lines should have access easements, as they are crossing property lines.
2. There is no indication but there has to be driveway easements as well, as they cross property lines.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Skippack 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 (*24-0251-001*) on any plans submitted for final recording.

Sincerely,

Stephen Zbyszinski, Senior Farmland Preservation Planner
Stephen.zbyszinski@montgomerycountypa.gov , 610-278-5960

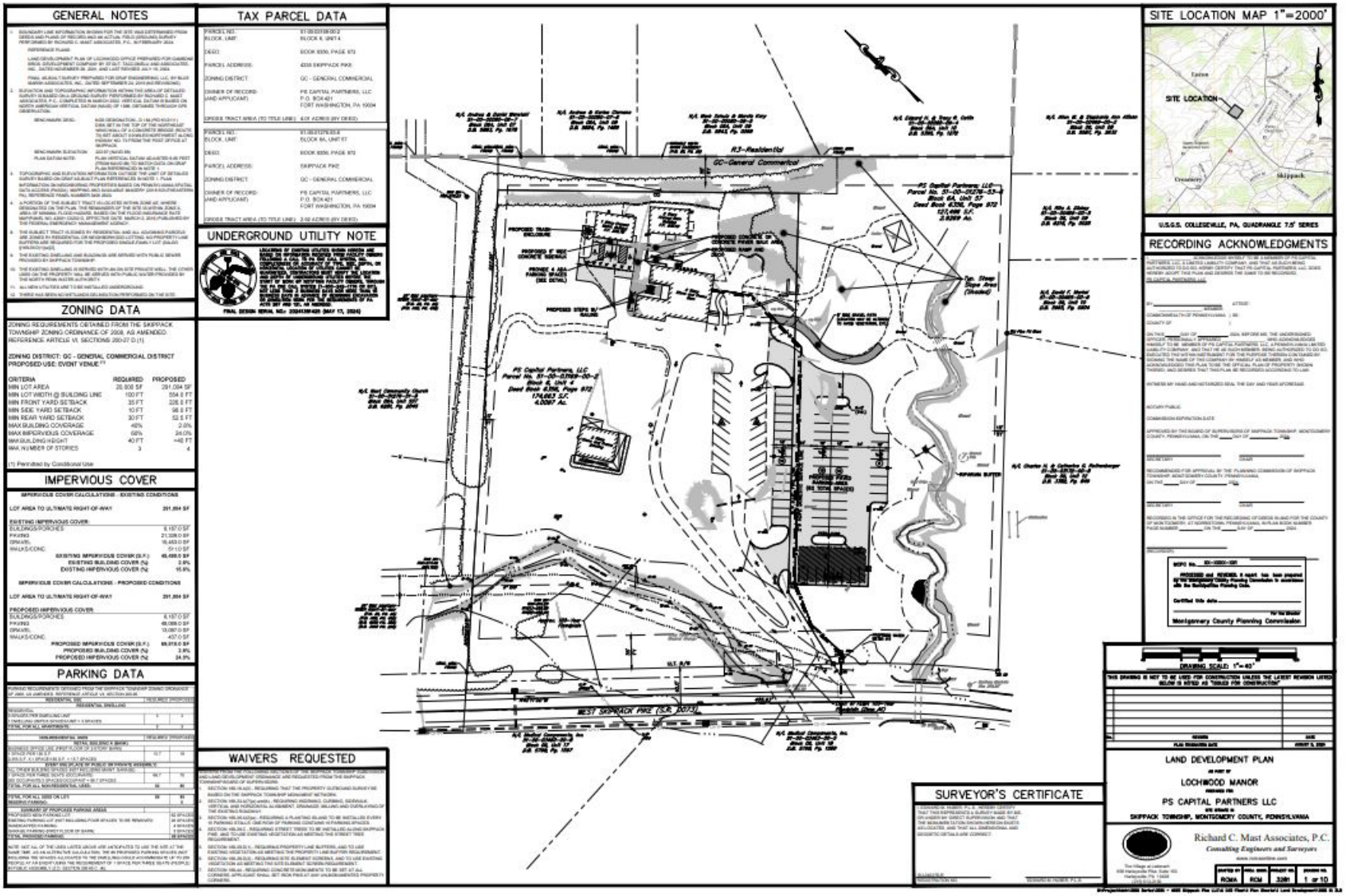
c: PS Capital Partners, LLC
Richard Mast, P.E.
Franco D'Angelo, Chairman

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

ATTACHMENTS A AND B



Proposed Event Venue - Lochwood Manor
MCPC#240251001


GENERAL NOTES
TAX PARCEL DATA
UNDERGROUND UTILITY NOTE
ZONING DATA
IMPERVIOUS COVER
PARKING DATA
WAIVERS REQUESTED
SITE LOCATION MAP 1"=2000'
SITE LOCATION
U.S.G.S. COLLEGEVILLE, PA, QUADRANGLE 7.5' SERIES
RECORDING ACKNOWLEDGMENTS
SURVEYOR'S CERTIFICATE
LAND DEVELOPMENT PLAN
LOCHWOOD MANOR
PS CAPITAL PARTNERS LLC
SKIPPACK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
R3-Residential
GC-General Commercial
WEST SKIPPACK PIKE (S.R. 0073)