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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 26, 2024

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC # 22-0183-002
Plan Name: Hiram Hershey Subdivision Lot 13
(1 lots comprising approximately 5.30 acres)
Situate: Christopher Lane (cross street: Ruth Road)
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced subdivision 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, Argus Properties, Inc., is proposing to develop a 27,500-square foot light industrial building and associated parking. Vehicular access will be provided by two driveways off of Christopher Lane, and the parking and driveways would encircle the proposed building. The applicant is proposing 54 parking spaces.

The property is currently undeveloped and the southern portion of the lot is heavily wooded; the proposed development would impact approximately 3 of the 5.3 acres, and appears to preserve much of the wooded area. A stormwater basin is proposed to be located behind the proposed building and parking, which would drain into the wooded portion of the property.

The property is located in the I-Industrial District and will be served by public water and sewer. We reviewed a previously submitted proposal for this site in a letter dated July 25, 2022.

COMPREHENSIVE PLAN COMPLIANCE

A. *MONTCO 2040* – The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as a *Business Area* future land use category. Business Areas are concentrations of

employment-oriented land uses, such as offices, research facilities, and industrial parks, and are often located near highway interchanges.

A. Indian Valley Regional Comprehensive Plan – The proposed concept plan is generally consistent with the Regional Comprehensive Plan, as it is located in the Future Land Use map's designated growth area. The development aligns with the Regional Comprehensive Plan's initiative to focus future growth in areas within and around Harleysville.

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

REVIEW COMMENTS

PEDESTRIAN CIRCULATION

A. Sidewalks and Crosswalks. We recommend that pedestrian crossings at the driveways be painted to clearly indicate the presence of a crosswalk. A sidewalk is proposed along the Christopher Lane frontage of the property and would have to cross the two proposed driveways. Based on aerial imagery and the plans provided, it does not appear that the pedestrian crossings at driveways of neighboring properties have marked crosswalks, which we think creates a less safe walking environment. The township's SALDO requires that driveway crossings "be designed in compliance with current ADA, PennDOT and Township engineering standards" (§ 142-41.B(9)).

STORMWATER MANAGEMENT

A. Stormwater Basin. There are two tributaries of a headwaters area located on the property that are important to the overall health of the watershed. The proposed stormwater basin appears to be designed with a managed release concept and underdrains that would manage the discharge. The basin would discharge to a small tributary of a headwaters area. The basin should be designed to protect those streams and eliminate erosion from stormwater discharge that could disrupt the ecosystem.

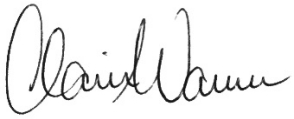
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford's planning objectives for light industrial 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 (22-0183-002) on any plans submitted for final recording.

Sincerely,



Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Argus Properties Inc. - Louis A. Gilmore III, Applicant
Susan Rice, P.E., Applicant's Representative
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michele Fountain, P.E., Township Engineer
John Evarts, P.E., Township Engineer
Stephanie Butler, P.E., Township Traffic Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager

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

ATTACHMENTS A & B

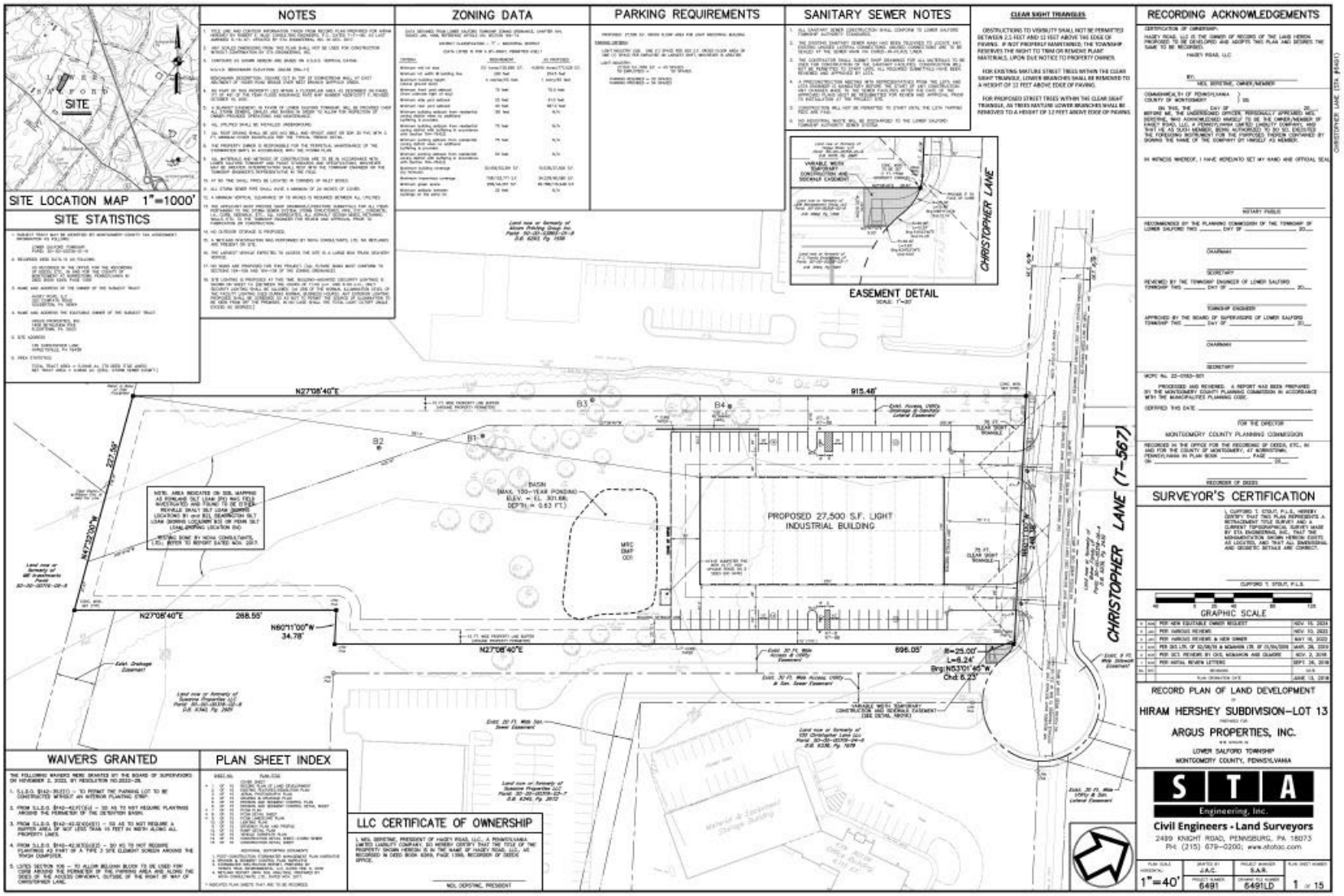


Hiram Hershey Subdivision Lot 13
MCPC#220183002

Montgomery County Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Nearmap

0 100 200 400 Feet

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SITE LOCATION MAP 1"=1000'
SITE STATISTICS
NOTES
ZONING DATA
PARKING REQUIREMENTS
SANITARY SEWER NOTES
CLEAR SIGHT TRIANGLES
RECORDING ACKNOWLEDGEMENTS
EASEMENT DETAIL
SCALE: 1"=20'
CHRISTOPHER LANE
CHRISTOPHER LANE (T-567)
PROPOSED 27,500 S.F. LIGHT INDUSTRIAL BUILDING
BASIN
(MAX. 100-YEAR PONDING ELEV. = EL. 301.66; DEPTH = 0.63 FT.)
MRC BMP 001
N27°08'40"E
915.46'
N27°08'40"E
288.55'
N60°11'00"W
34.78'
N27°08'40"E
696.05'
R=25.00'
L=9.24'
Brg:N53°01'46"W
Chd:9.23'
SURVEYOR'S CERTIFICATION
GRAPHIC SCALE
WAIVERS GRANTED
PLAN SHEET INDEX
LLC CERTIFICATE OF OWNERSHIP
RECORD PLAN OF LAND DEVELOPMENT
HIRAM HERSHEY SUBDIVISION–LOT 13
ARGUS PROPERTIES, INC.
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA. 18073
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