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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 2, 2025

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike
Post Office Box 625
Spring House, Pennsylvania 19477

Re: MCPC # 24-0274-001
Plan Name: Little League Signage
(1 lots comprising 5.57 acres)
Situate: 905 Wister Ave (cross street: Penllyn Pike)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced conditional use proposal as you requested on December 13, 2024. We forward this letter as a report of our review.

BACKGROUND

Lower Gwynedd Township is proposing to replace the existing two scoreboard signs for the Little League baseball fields at Ingersoll Park with new scoreboard signs. Ingersoll Park is located in the MD-Municipal District. In the MD District, one free standing sign is permitted on each street frontage, and the total sign area on any one street frontage shall not exceed 40 square feet (§ 1292.03). The proposed scoreboard sign would be larger than the maximum permitted 40 square feet. As part of the township park system, Little League scoreboard signs would be permitted, per Section 1298.14, which permits all regulations of the zoning district where the use is proposed to be modified, provided that a public hearing "in accordance with the procedures…for the granting of a conditional use" is conducted. In addition to the site plan for the proposed signage locations, a Conditional Use Appeal application has been provided in order to meet the requirements of Section 1298.14.

RECOMMENDATION

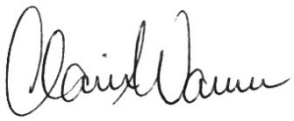
The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the county's comprehensive plan comment and we have not identified any significant land use, transportation, design, or other issues that should be addressed.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal without comment. Please note that the review comments 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 (24-0274-001) on any plans submitted for final recording.

Sincerely,



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

c: Mimi Gleason, Interim Township Manager
Craig Melograno, Chairman, Planning Commission

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

ATTACHMENTS A & B

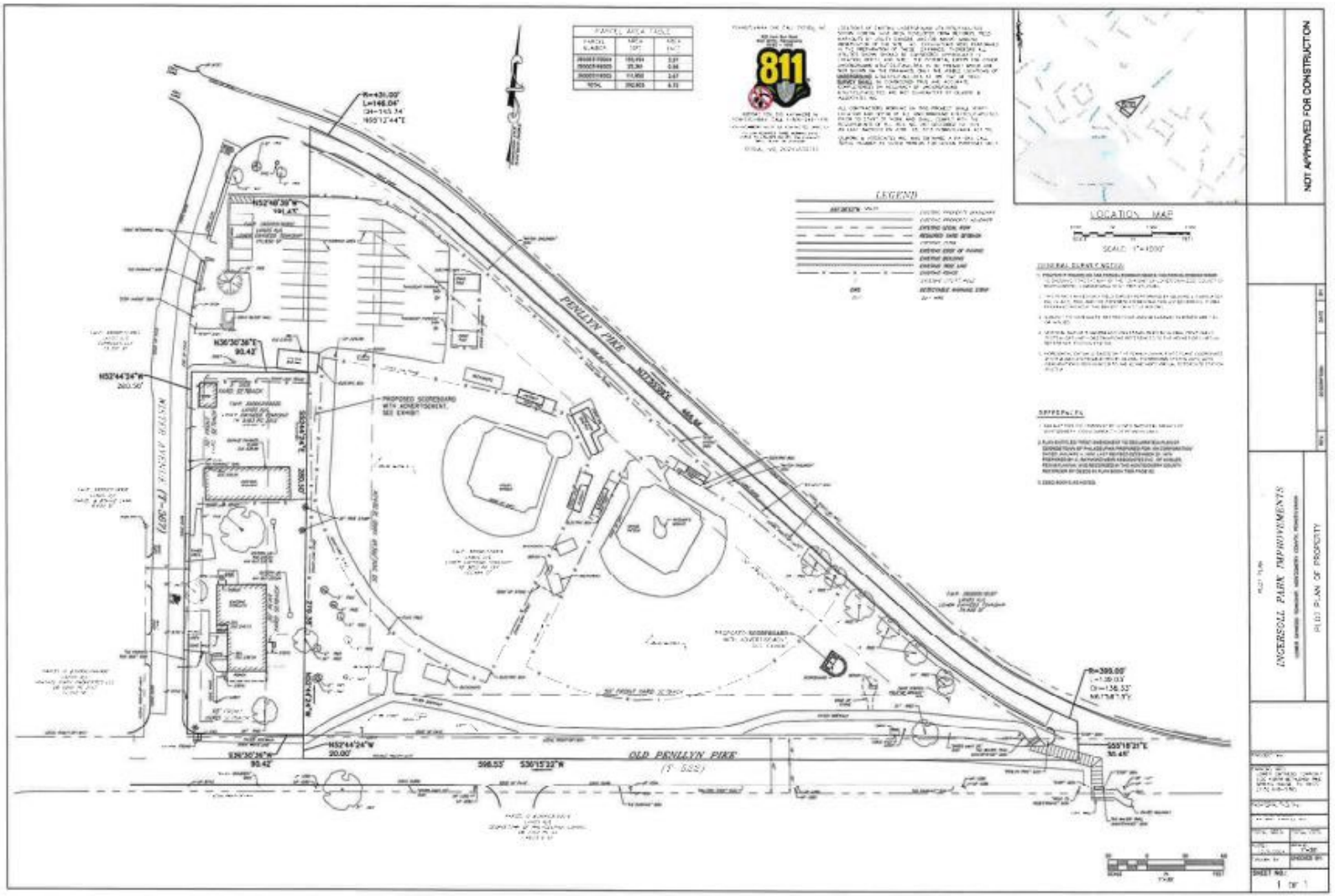


Lower Gwynedd Little League Signage
MCPC#240274001

Montgomery County Planning Commission
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

0 50 100 200 Feet

N


PENNLYN PIKE
OLD PENNLYN PIKE
LEGEND
LOCATION MAP
NOT APPROVED FOR CONSTRUCTION
INGERSOLL PARK IMPROVEMENTS
PLOT PLAN OF PROPERTY