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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

Date: February 28, 2025

Anne W. Klepfer, Township Manager
Upper Hanover Township
1704 Pillsbury Rd
East Greenville, PA 18041

Re: MCPC #25-0019-001
Plan Name: Marshall Subdivision
(2 lots comprising 9.53 acres)
Situate: Hillegass Rd and Rittenhouse Dr
Upper Hanover Township

Dear Ms. Klepfer:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 28, 2025. We forward this letter as a report of our review.

BACKGROUND

The proposal is a lot line adjustment between two adjacent parcels at the intersection of Hillegass Rd and Rittenhouse Dr in Upper Hanover Township. “Lot 1” (#57-00-01546-00-8) is 5.71 acres and “Lot 2” (#57-00-03182-00-1) is 3.82 acres. Currently on the site are a detached single-family home and accessory structures (a shed and seven greenhouses) whose use is associated with a legally nonconforming landscape business operated on the lot. With the lot line change, Lot 1 would be 7.12 acres and Lot 2 would be 2.42 acres. The lot line would position the landscape business and existing single-family home on two separate lots instead of being on the same lot as they are at present.

The plans show a proposed new single-family home (to include an in-law suite) and three sewage disposal sites on Lot 1; however, the current submission is only for the lot line change and not for any site improvements.

As a lot line change for the purpose of future development, this proposal is considered a subdivision under Art. I S. 107 of Act 247. Both parcels are owned by the applicant, Marshall Realty Associates, LLC, and are situated within the township’s R-1 Agricultural-Low Density Residential District. With reference to Lot 1, the proposal was granted a zoning variance from section 500-836 of the Township Code to allow for more than one principal use on a single lot.

COMPREHENSIVE PLAN COMPLIANCE

The proposed subdivision is consistent with both *Montco 2040* (the county's comprehensive plan) and the *Upper Perkiomen Valley Regional Comprehensive Plan*. The subject parcels are situated within what both plans identify as the Rural Resource Area, which is characterized by limited development that is rural in appearance. Both plans state that low-density residential development, such as single-family detached homes, is a suitable land use in the Rural Resource Area. The proposed in-law's suite is also consistent with the housing goals set forth in both comprehensive plans.

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 Upper Hanover Township may wish to consider prior to final plan approval. We recognize that the subject of this submission is the lot line change with no site improvements proposed at this time; however, with reference to the site plan, our comments are as follows:

REVIEW COMMENTS

CROSS ACCESS

A. With the proposed lot line change, the landscape business and the existing home will no longer share a common parcel. We recommend that the township solicitor ensure that the need for any access easements is reviewed and addressed, especially with consideration of future changes in ownership of the parcels, homes, and landscape business.

TREE REMOVAL

A. With reference to Lot 1, the site plan does not indicate areas where trees and vegetation will be removed. The plan should indicate where trees and vegetation are to be cleared to make way for the structures and on-lot sewage disposal sites.
B. While Township Code §425-500 does not require a landscape plan for residential subdivisions of three lots or fewer, this section states that the plans still must show compliance with the applicable planting requirements of the section. We recommend that the applicant update the plan sheet to substantiate that the landscape requirements of §425-500 have been satisfied.

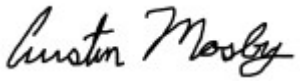
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; we believe that with our suggested revisions, it will better achieve Upper Hanover 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.

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 (25-0019-001) on any plans submitted for final recording.

Sincerely,



Austin Mosby
Planner I
Montgomery County Planning Commission
(610) 278-3529
austin.mosby@montgomerycountypa.gov

c: Marshall Realty Associates, LLC, Applicant
Richard Fain, Chairperson, Upper Hanover Township Planning Commission

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

ATTACHMENTS



Marshall Subdivision
MCPC#250019001

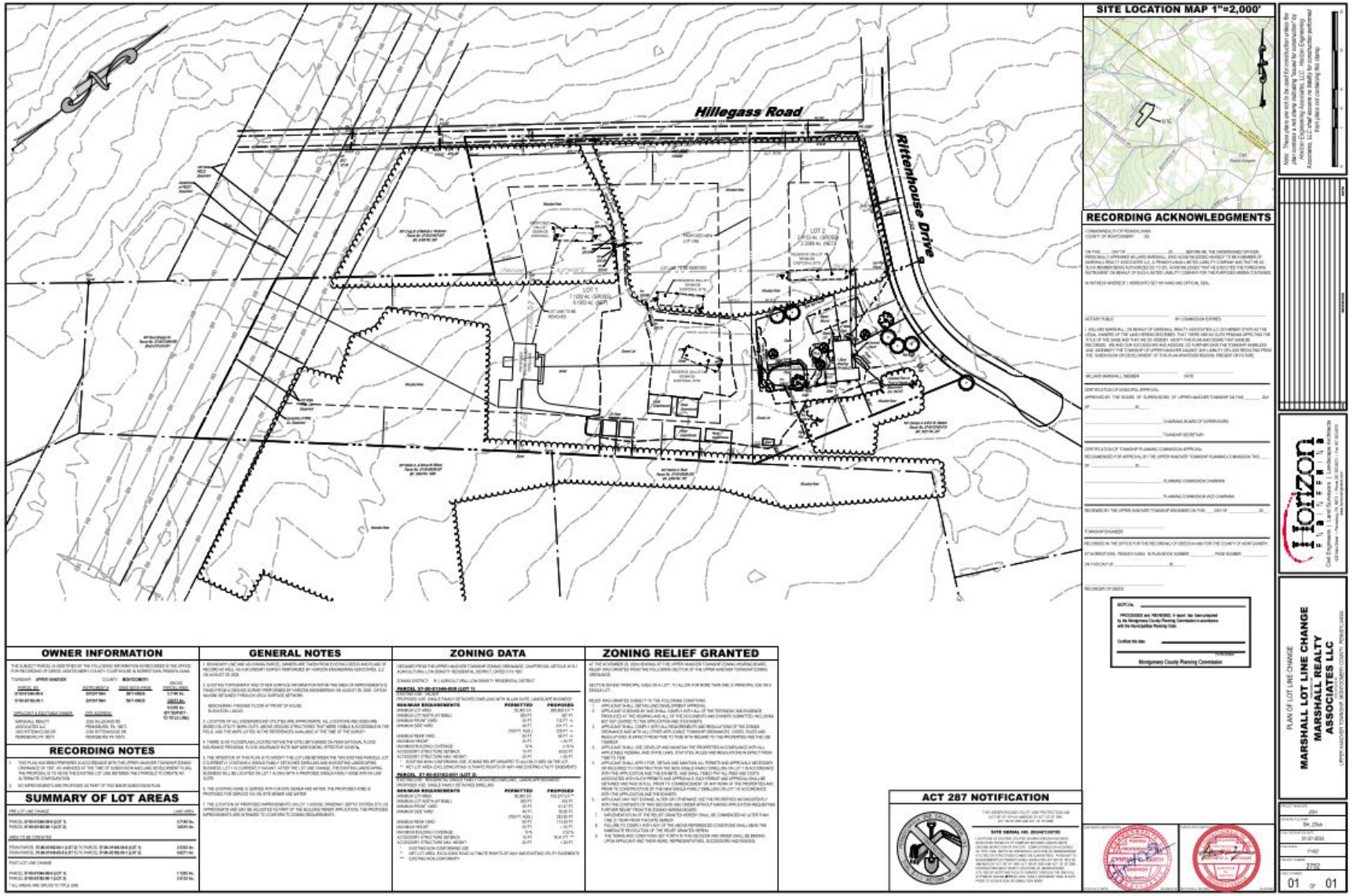
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


Hillegass Road
Rittenhouse Drive
SITE LOCATION MAP 1"=2,000'
RECORDING ACKNOWLEDGMENTS
OWNER INFORMATION
GENERAL NOTES
ZONING DATA
ZONING RELIEF GRANTED
RECORDING NOTES
SUMMARY OF LOT AREAS
ACT 287 NOTIFICATION
PLAN OF LOT LINE CHANGE
MARSHALL LOT LINE CHANGE
MARSHALL REALTY ASSOCIATES LLC
01 OF 01