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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

Date: March 21, 2025

E.J. Mentry
Lower Providence Township
100 Parklane Dr
Eagleville, PA 19403

Re: MCPC # 25-0033-001
Plan Name: Maintain It All Site Improvement
(4 lots comprising 3.40 acres)
Situate: 14 W. Mount Kirk Ave (W. Mount Kirk Ave and Ridge Pike)
Lower Providence Township

Dear Mr. Mentry:

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 February 19, 2025. We forward this letter as a report of our review.

BACKGROUND

Comprised of four lots, the site rests partly within the R-2 Residential District and the RPB Ridge Pike Business District. The applicant, Gianna Calabretta, proposes certain improvements related to stormwater management on the site as well as the installation of a 170 ft long, 8 ft tall fence on a segment of the southeastern edge of the site (1 ft from lot line). The site is currently developed, as shown in Attachments A and B; the site's current use is retail, business office, warehouse, and storage (as accessory use). There is no proposed change in use with this submission.

RECOMMENDATION AND COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. We issue only the following comment:

FENCE

A. Fence Detail. Beyond its dimensions and location on the site improvement plan, we could not locate the details of the privacy fence's design or materials. We recommend

the township ascertain that the fence is in compliance with the Township Code, to-wit chapter 81 “Fences and Walls.”

CONCLUSION

We reiterate that MCPC generally supports the applicant’s proposal; we believe that our suggested revisions will help achieve the township’s planning objectives.

Please note that the review comments and recommendations contained in this report are advisory to the municipality only. 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 (25-0033-001) on any plans submitted for final recording.

Sincerely,

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

c: Gianna Calabretta, Applicant
Michael Mrozinski, Director of Community Development, Lower Providence Township
Susan LePenta, Chair, Lower Providence Township Planning Commission

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

ATTACHMENTS



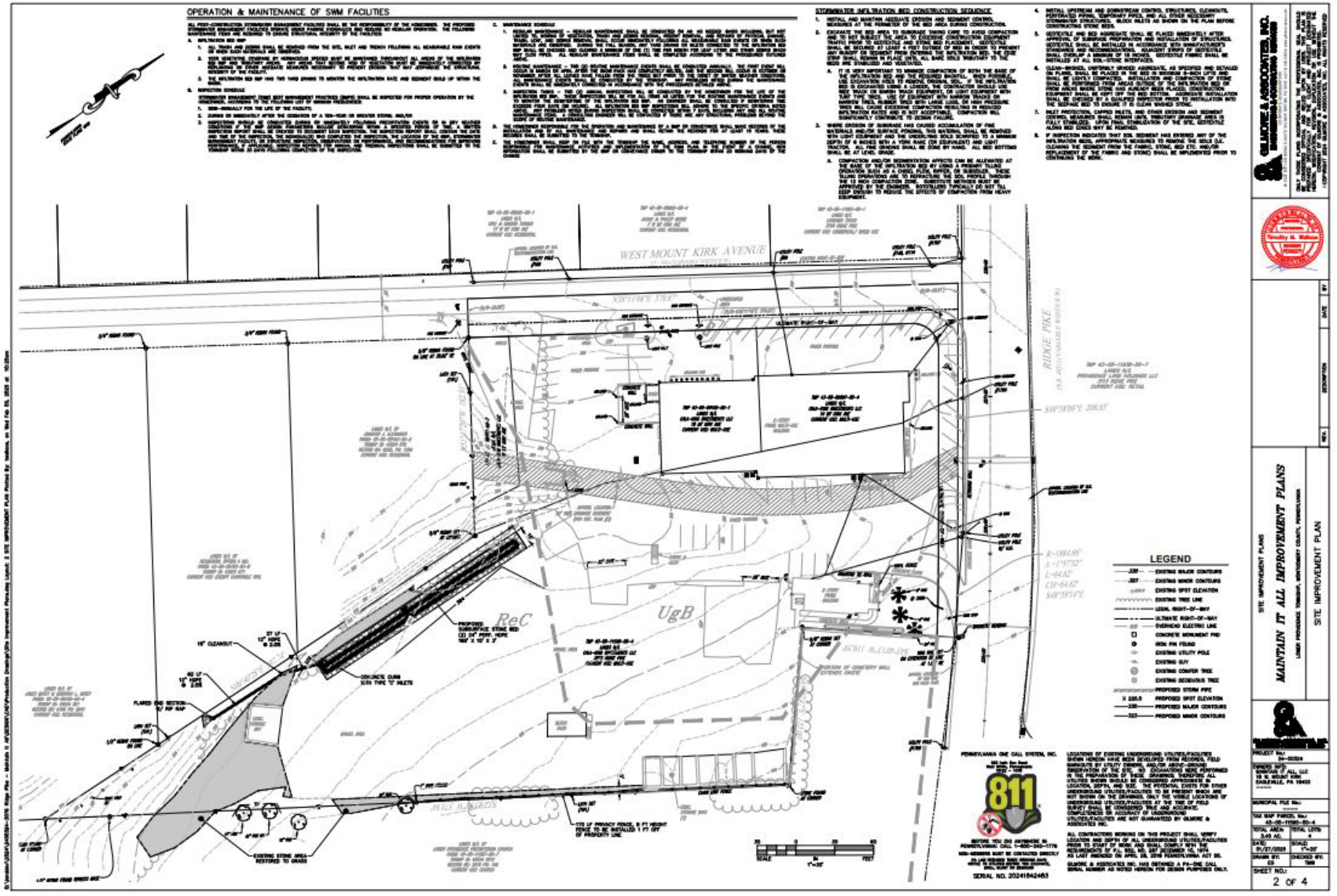
Maintain it All Site Improvement
MCPC#250033001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


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811
SERIAL NO. 20241842483
SHEET NO.: 2 OF 4