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MONTGOMERY COUNTY • PO BOX 311
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610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 7, 2025

Eric Traub
Whitpain Township
960 Wentz Road
Blue Bell, PA 19422

Re: MCPC # 19-0262-002
Stony Creek Elementary School Parking Lot Additions
(1 lot comprising 32.12 acres)
Situate: Yost Rd between North Wales Rd and Rte 202
Whitpain Township

Dear Mr. Traub,

We have reviewed the above-referenced land development in accordance with Section (502) Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 10, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Wissahickon School District, is proposing to build 20 additional parking spaces along the southern side of the green space in front of the school. The plan also includes a sidewalk to provide access from the new parking spaces to the bus loop. There are currently 24 parking spaces on the northern side of the green space.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*, as well as those of Whitpain Township's Comprehensive Plan.

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

REVIEW COMMENTS

STORMWATER

There appears to be a stormwater system directly beneath the location proposed for additional parking. The applicant should ensure there will be no damage to the system during the excavating and paving processes. In addition, the plan did not indicate any additional stormwater infrastructure; while the increase in impervious surface is minimal, the applicant should coordinate with the Township engineer to ensure that the existing stormwater facilities are adequate for this proposal. The applicant might also consider porous pavement as an alternative to heavy duty pavement called for in the plan.

ACCESS

Currently, there is no crosswalk indicated on the plan. The county recommends installing a crosswalk and perhaps ADA ramps to allow for the safe crossing from the proposed parking area to the school entrance.

LANDSCAPING

The vegetation on the greenspace island is very sparse, save for a row of bushes along the edge of the existing parking on the north side. The applicant might consider adding a row of bushes and shade trees along the proposed parking area, including on the parking island to help shade some of the impervious surface.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Whitpain 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. Please print the assigned MCPC number 19-0262-002 on any plans submitted for final recording.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
(610)-278-3741 – david.greenberg@montgomerycountypa.gov

c: Mark J. Buchvalt, PE, Project Engineer
Kenneth Corti, Township Planning Commission
James Blanche, Township Engineer

Michael P. Clarke, Esq., Township Solicitor

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

ATTACHMENTS A & B



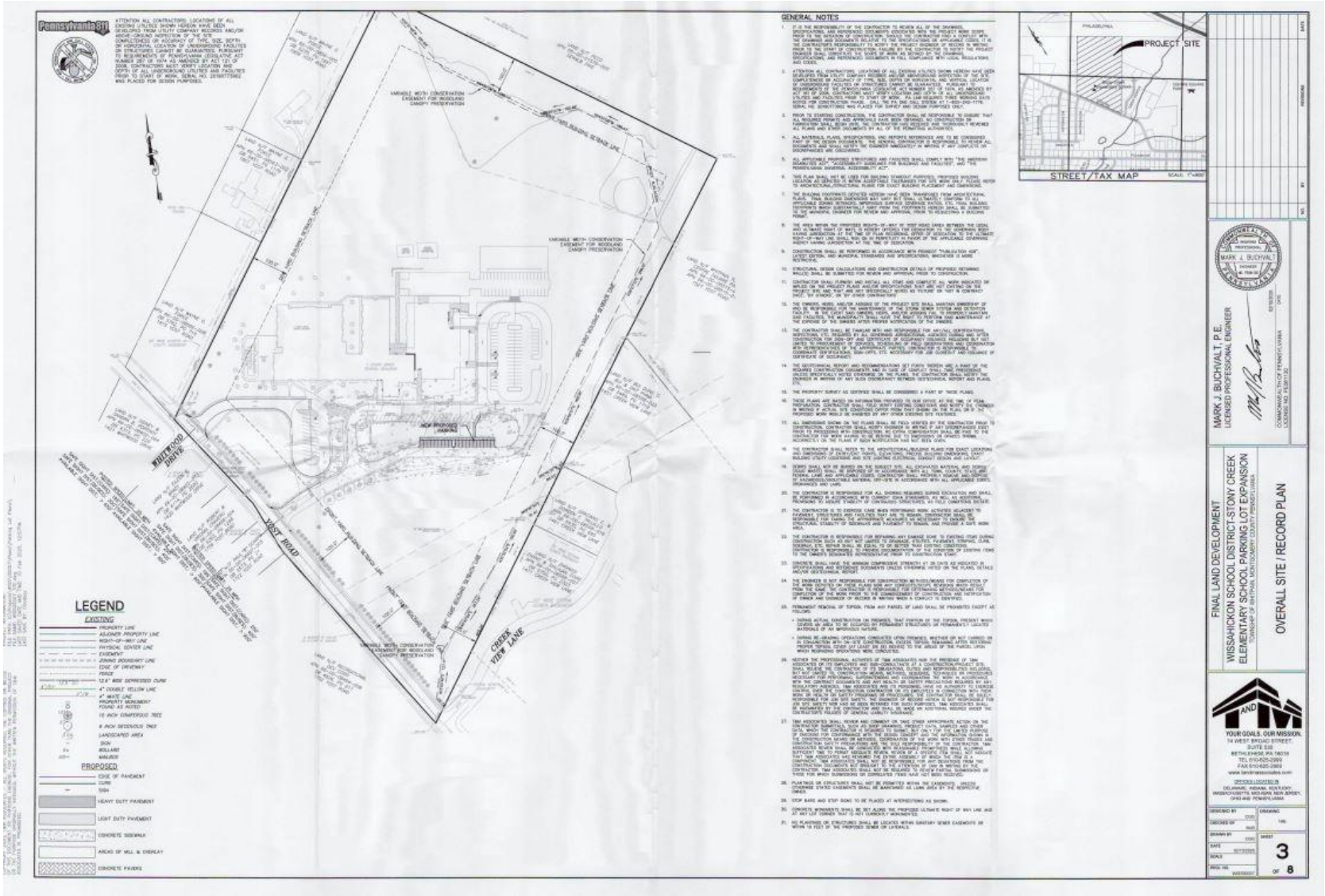
Stony Creek Elementary School
Parking Lot Additions
MCPC#190262002

Montgomery County Planning Commission

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PO Box 311 Norristown PA 19404-0311
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Aerial photography provided by Nearmap


Pennsylvania 811
GENERAL NOTES
PROJECT SITE
STREET/TAX MAP
LEGEND
EXISTING
PROPERTY LINE
ADJACENT PROPERTY LINE
RIGHT-OF-WAY LINE
PHYSICAL CENTER LINE
EASEMENT
ZONING BOUNDARY LINE
EDGE OF DRIVEWAY
FENCE
12.5' WIDE DEPRESSED CURB
4" DOUBLE YELLOW LINE
4" WHITE LINE
PROPERTY MONUMENT FOUND AS NOTED
16 INCH CONIFEROUS TREE
8 INCH DECIDUOUS TREE
LANDSCAPED AREA
SIGN
BOLLARD
MAILBOX
PROPOSED
EDGE OF PAVEMENT
CURB
SIGN
HEAVY DUTY PAVEMENT
LIGHT DUTY PAVEMENT
CONCRETE SIDEWALK
AREAS OF MILL & OVERLAY
CONCRETE PAVERS
YOST ROAD
CREEK VIEW LANE
MARK J. BUCHVALT, P.E.
LICENSED PROFESSIONAL ENGINEER
FINAL LAND DEVELOPMENT
WISSAHICKON SCHOOL DISTRICT-STONY CREEK ELEMENTARY SCHOOL PARKING LOT EXPANSION
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OF 8