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MONTGOMERY COUNTY
PLANNING COMMISSION

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610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 21, 2025

Alice Eastmure, Township Manager
Skippack Township
4089 Heckler Road
P.O. Box 164
Skippack, PA 19474

Re: MCPC # 25-0060-001
Plan Name: Cornerstone Church of Skippack Addition
1 lot comprising 22.05 acres
Situate: 1326 Stump Hall Road
Skippack Township

Dear Ms. Eastmure:

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 March 12, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant proposes to construct a 10,884 sf addition to their existing church that fronts onto Skippack Pike. The site is already improved with two basins, on lot sewage disposal, a well, one pavilion, a shed, and existing parking areas.

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

REVIEW COMMENTS

A. Landscaping – MCPC recommends planting shrubs in the detention basin in addition to the proposed meadow mix.

B. Sewer Maintenance – It is unclear what the addition will be used for but, if it is used for a kitchen or an area that will increase the number of members, there may be a need for additional sewer treatment.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Skippack 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 (*25-0060-001*) on any plans submitted for final recording.

Sincerely,



Stephen Zbyszinski, Senior Farmland Preservation Planner
Stephen.zbyszinski@montgomerycountypa.gov , 610-278-5960

c: Cornerstone Christian Fellowship
Justin Strahorn, WB Homes
Franco D'Angelo, Chairman

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

ATTACHMENTS A AND B



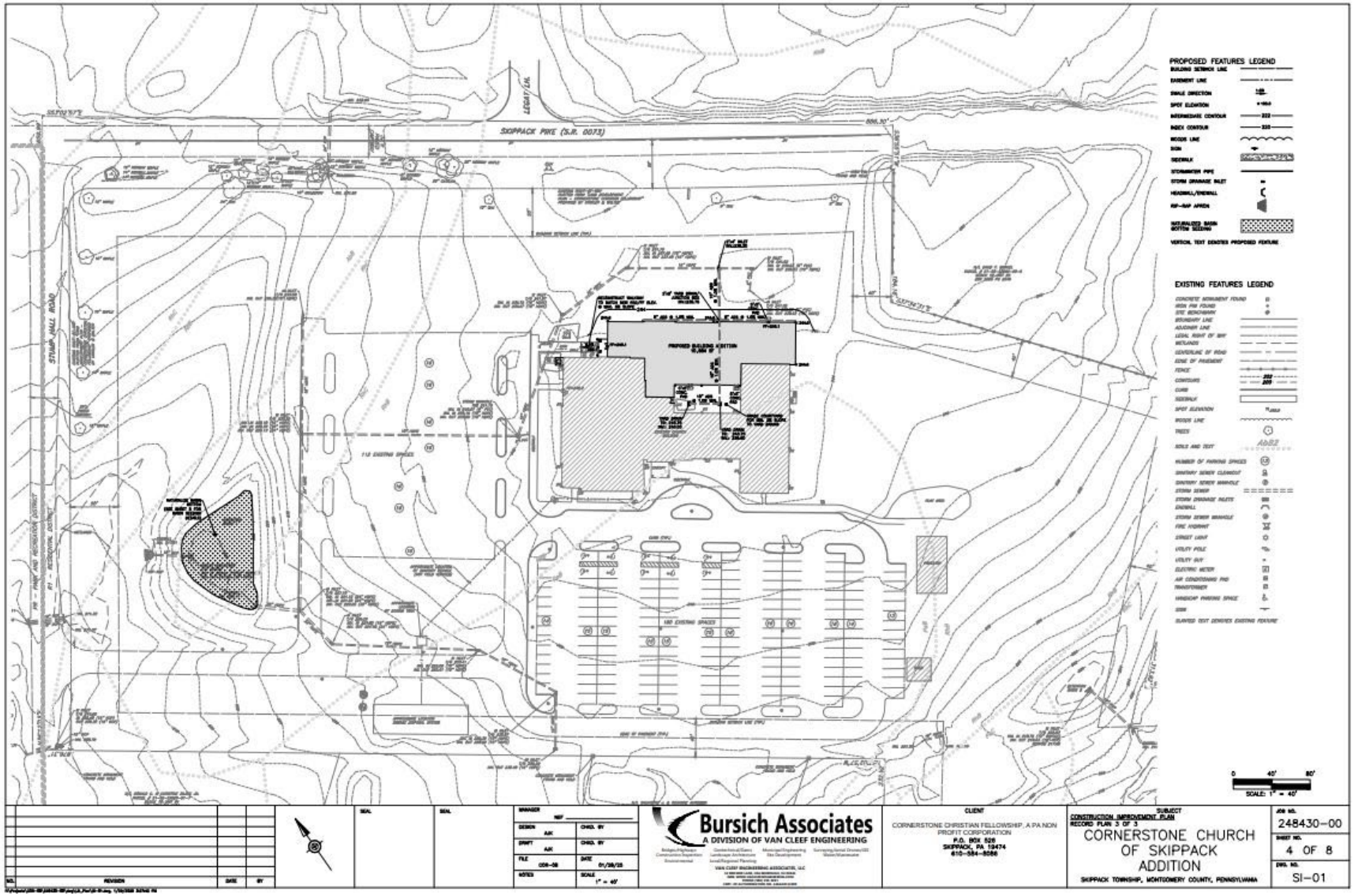
Cornerstone Church of Skippack Addition
MCPC#250060001

Montgomery County Planning Commission

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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


PROPOSED FEATURES LEGEND
EXISTING FEATURES LEGEND
SKIPPACK PIKE (S.R. 0073)
STAUB MILL ROAD
PROPOSED BUILDING ADDITION
Bursich Associates
A DIVISION OF VAN CLEEF ENGINEERING
CLIENT
CORNERSTONE CHRISTIAN FELLOWSHIP, A PA NON PROFIT CORPORATION
P.O. BOX 529
SKIPPACK, PA 19474
610-584-8066
SUBJECT
CONSTRUCTION IMPROVEMENT PLAN
RECORD PLAN 3 OF 3
CORNERSTONE CHURCH OF SKIPPACK ADDITION
SKIPPACK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
JOB NO. 248430-00
SHEET NO. 4 OF 8
DWG. NO. SI-01
SCALE: 1" = 40'