**MONTGOMERY COUNTY**
**BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 21, 2025

Christopher Hoffman, Township Manager
Lower Moreland Township
640 Red Lion Road
Huntingdon Valley, PA 19006-6234

Re: 19-0083-002
657 Red Lion Road
Situate: Red Lion Road/Huntingdon Pike
Lower Moreland Township

Dear Mr. Hoffman:

We have reviewed the above-referenced sketch plan as you requested on March 26, 2025. We forward this memo as a report of our thoughts and recommendations.

## BACKGROUND

The applicant, Ephraim Investments, proposes to redevelop a developed .8-acre site into a hotel/bed and breakfast along Red Lion Road. The site currently contains three office or residential buildings that will be converted into hotel/bed and breakfast buildings with little change to the site's parking or stormwater infrastructure. The site is zoned MU-VC, Mixed Use/Village Commercial district.

## REVIEW COMMENTS

Permitted Number of Guest Rooms – Based on the Specific Use regulations for the MU-VC District, there is a maximum of six overnight guest rooms of occupancy allowed. This proposal calls for 24 guest rooms. If this development is a bed and breakfast, a variance could be required. Hotels are permitted in the MU-VC District, but the term Hotel is not defined in the ordinance to determine if the criteria are being met. Motels are not allowed in this district, but the Motel is also not defined in the ordinance. The Township should feel comfortable with the use being proposed and determine which regulations should apply.

Stormwater Management – We recommend the Township work with the developer to incorporate stormwater best management practices on the site. Most of the site is currently, and is proposed to remain, impervious cover. We feel it is important to consider the best ways stormwater might be managed sustainably on the site, including green parking lot designs. The Montgomery County Planning Commission published a guidance document called Sustainable Green Parking Lots that can be found on our website.

The site could also incorporate rain gardens, bio swales, green roofs, or other stormwater features during the redevelopment process.

Sincerely,

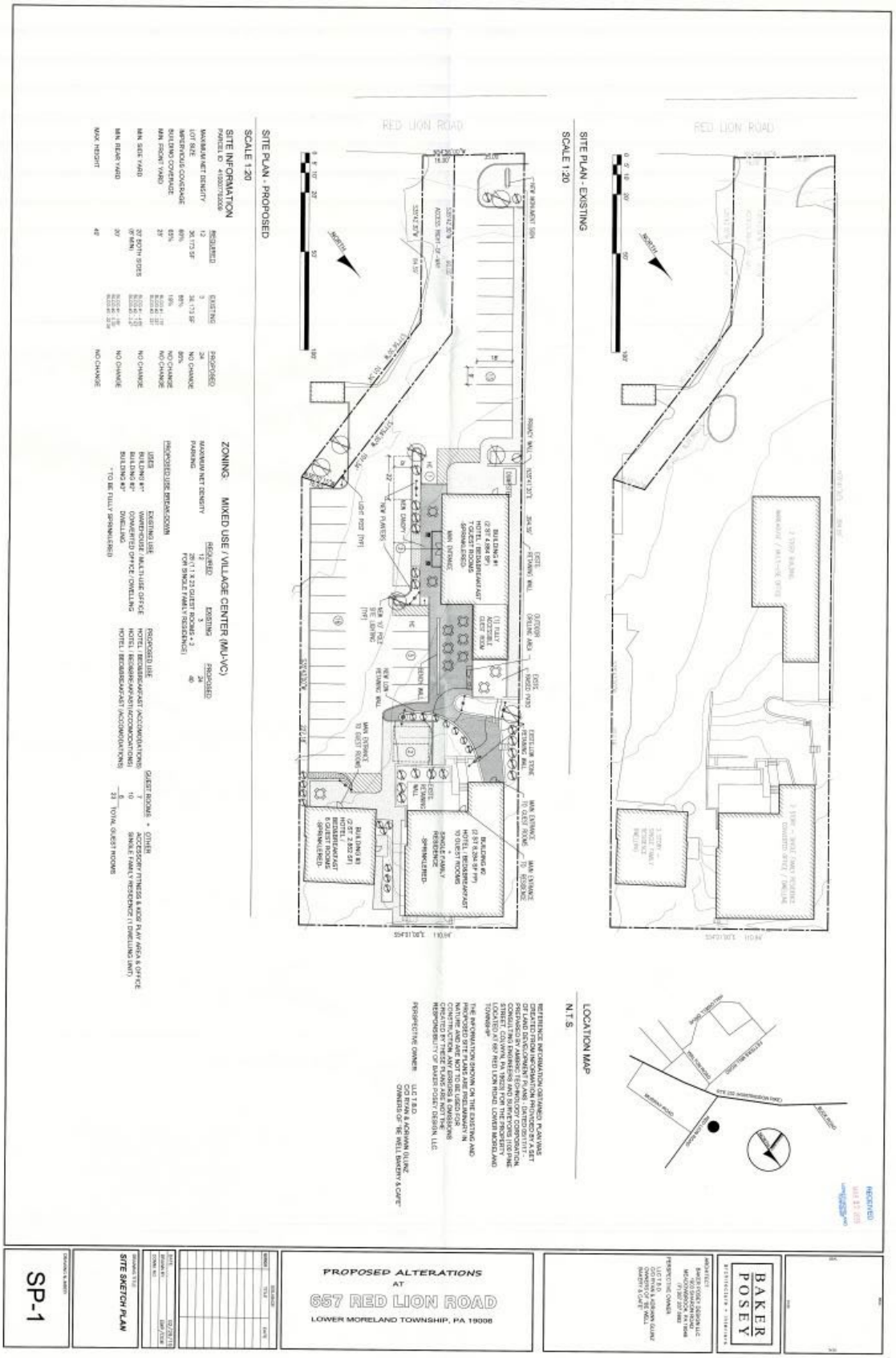
Jon A. Lesher, Environmental Planning Assistant Manager
610-278-3750 – Jon.Lesher@montgomerycountypa.gov

C: Andrew Frey, Chair, Twp. Planning Commission
John B. Rice, Esq., Twp. Solicitor
Timothy P. Woodrow, P.E., Twp. Engineer

Attachments:

Site Plan (Appendix 1)
Aerial (Appendix 2)

*Site Plan – 657 Red Lion Road, Lower Moreland Township*



*Aerial – 657 Red Lion Road, Lower Moreland Township*

