**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 22, 2025

Mr. Geoffrey Grace
Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, Pennsylvania 19456

RE: MCPC #25-0070-001
Plan Name: RiseUp Tower
Cell tower on .10 acres of 20.80 acre
Situate: 101 Station Avenue, Phoenixville, PA (Lower Perkiomen Vally Regional Sewer Authority)
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced conditional use request as you requested on March 26, 2025. We forward this letter as a report of our review.

## BACKGROUND

The applicant, RiseUp Towers, LLC requests to build a cell tower on a 0.1-acre pad site located on 20.8 acres of the Lower Perkiomen Valley Regional Sewer Authority wastewater treatment plant in Oaks, PA. The proposed parcel is zoned Manufacturing Industrial District (M-2)

This conditional use request is for the construction of a new wireless telecommunications facility, including a 175-foot monopole tower (with a 5-foot lightening rod) and related equipment. The Montgomery County Planning Commission finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.

## RECOMMENDATION/COMMENTS

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment.

## CONCLUSION

Please note that the review recommendation contained in this report is advisory to the municipality and final disposition for the approval of any zoning changes will be made by the municipality.

Should the governing body approve this conditional use request and 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. Please supply a paper copy bearing the municipal seal and signature of approval for our files.

Please print the assigned MCPC number #25-0070-001 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant
Principal Transportation Planner II
Laureen.sendel-grant@montgomerycountypa.gov
610-278-3734

cc: RiseUp Towers, LLC, michael.malloyW@obermayer.com
Brett J. Magram, brett@magaramengineering.com
Thomas Wright, Chair, Upper Providence Planning Commission

Attachments: 1) Aerial View; 2) Sketch Plan

*Aerial View – 101 Station Road, Upper Providence Township, Montgomery County, PA*




Rise Up Cell Tower
MCPC#250070001

Montgomery County Planning Commission

0 150 300 600 Feet

N

*Sketch Plan – 101 Station Road, Upper Providence Township, Montgomery County, PA*

