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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 2, 2025

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

Re: MCPC # 25-0076-001
675 Lewis Lane Subdivision
(1 lot comprising 5.09 acres)
Situate: Between Morris Rd and Skippack Pike
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 April 2, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Logan Kramer is proposing to subdivide a 5.09-acre lot at 675 Lewis Lane into three lots with plans to construct or expand dwellings on each one; Lot 1 will consist of 65,517 square feet with a 4,000 square foot dwelling, and will utilize an existing driveway that will connect to the rear of the home. Lot 2 will be 66,152 square feet and hold the existing dwelling, which the applicant plans to expand by 1,893 square feet. Lot 2 will connect to Lewis Lane via a circular driveway that will provide access to a rear garage the applicant plans to construct on the existing home. Lot 3 will consist of 72,258 square feet with a 4,000 square foot dwelling. The applicant is also proposing a 20-foot wide utility easement along the rear of lots 1 and 2. The property is in the R-5 Residential District, which allows for a minimum lot size of 65,000 square feet.

The applicant is requesting the following waivers: Sec. 129-14.A(1)—from providing a minimum of 10 feet of driveway width for the existing driveway; Sec. 129-58.C(1) & 129-58.D(6)—from providing a map of all features and grading within 400 feet from the site boundary; and Sec. 129-62.A—to permit a combined preliminary /final approval.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*. The parcels are located in the “Rural Resource” future land use designation, which emphasizes farms, small woodlands, low density residential homes and rural villages. The large lot sizes also align with Whitpain Township’s Agricultural Future Land Use designation.

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

EXISTING NONCONFORMITY STATUS

Per Sec. 160-222, "any lawful building or the lawful use of any building existing at the time of adoption of this chapter that does not conform to the use, height, location, size or bulk regulations of the district in which is located shall be considered a nonconforming building or use…" The current front setback for the existing dwelling is 28.4 feet, while the R-5 district requirement is 75 feet. The applicant should coordinate with the Township to ensure that the expansion of the existing dwelling will not affect its status as a nonconforming building.

STORMATER

The post construction stormwater management plan shows trench drains and inlets for lots 1 and 2, but no infrastructure for lot 2. While this lot contains the existing dwelling, the applicant is proposing to add a fairly significant area of impervious surface. The applicant should consider amending the stormwater management facilities to accommodate the additional runoff from lot 2.

The plan also states that each owner is responsible for the maintenance of stormwater management BMPs on their respective lots. The applicant should submit an operations and maintenance plan to the Township to ensure there is a documented record of who is responsible for maintenance.

UTILITY EASEMENT

The applicant should clarify who is responsible for maintaining the easement proposed through the rear of lots 1 and 2.

TREE REPLACEMENT

The applicant should ensure that they are meeting the tree replacement requirements. The current plan proposes 18 replacement trees, but only 5 shade trees. The applicant should consult with the Township to ensure they are following the requirements as laid out in Sec. 129.20.I.

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.

Sincerely,

David Greenberg

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

c: 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

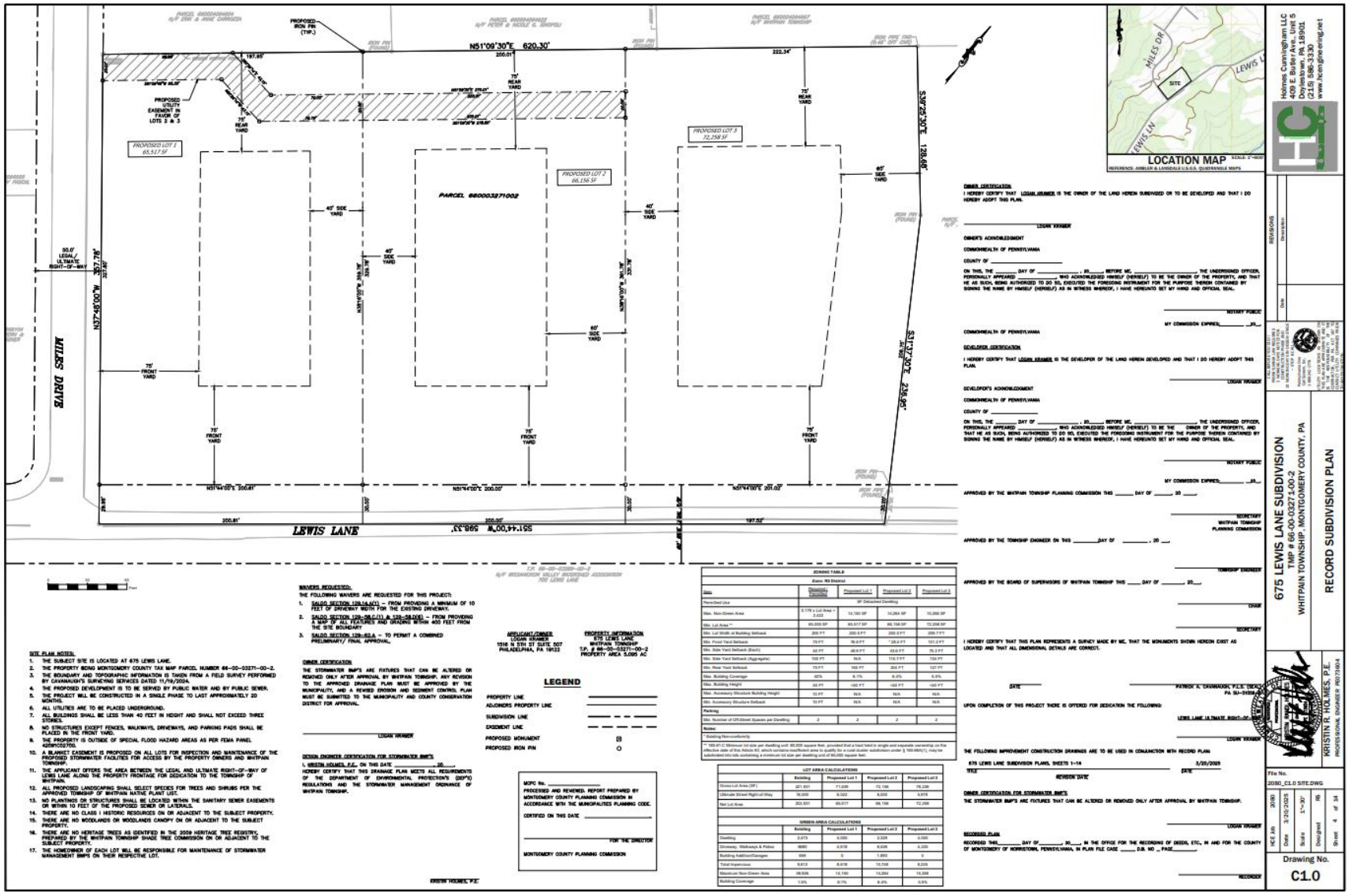


675 Lewis Lane Subdivision
MCPC#250076001

Montgomery County Planning Commission

0 100 200 400 Feet

N



SITE PLAN NOTES:
1. THE SUBJECT SITE IS LOCATED AT 675 LEWIS LANE.
2. THE PROPERTY BEING MONTGOMERY COUNTY TAX MAP PARCEL NUMBER 66-00-03271-00-2.
3. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES DATED 11/19/2024.
4. THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND BY PUBLIC SEWER.
5. THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE TO LAST APPROXIMATELY 20 MONTHS.
6. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
7. ALL BUILDINGS SHALL BE LESS THAN 40 FEET IN HEIGHT AND SHALL NOT EXCEED THREE STORIES.
8. NO STRUCTURES EXCEPT FENCES, WALKWAYS, DRIVEWAYS, AND PARKING PADS SHALL BE PLACED IN THE FRONT YARD.
9. THE PROPERTY IS OUTSIDE OF SPECIAL FLOOD HAZARD AREAS AS PER FEMA PANEL 42091C0270D.
10. A BLANKET EASEMENT IS PROPOSED ON ALL LOTS FOR INSPECTION AND MAINTENANCE OF THE PROPOSED STORMWATER FACILITIES FOR ACCESS BY THE PROPERTY OWNERS AND WHITPAIN TOWNSHIP.
11. THE APPLICANT OFFERS THE AREA BETWEEN THE LEGAL AND ULTIMATE RIGHT-OF-WAY OF LEWIS LANE ALONG THE PROPERTY FRONTAGE FOR DEDICATION TO THE TOWNSHIP OF WHITPAIN.
12. ALL PROPOSED LANDSCAPING SHALL SELECT SPECIES FOR TREES AND SHRUBS PER THE APPROVED TOWNSHIP OF WHITPAIN NATIVE PLANT LIST.
13. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE PROPOSED SEWER OR LATERALS.
14. THERE ARE NO CLASS I HISTORIC RESOURCES ON OR ADJACENT TO THE SUBJECT PROPERTY.
15. THERE ARE NO WOODLANDS OR WOODLANDS CANOPY ON OR ADJACENT TO THE SUBJECT PROPERTY.
16. THERE ARE NO HERITAGE TREES AS IDENTIFIED IN THE 2009 HERITAGE TREE REGISTRY, PREPARED BY THE WHITPAIN TOWNSHIP SHADE TREE COMMISSION ON OR ADJACENT TO THE SUBJECT PROPERTY.
17. THE HOMEOWNER OF EACH LOT WILL BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER MANAGEMENT BMPS ON THEIR RESPECTIVE LOT.

WAIVERS REQUESTED:
THE FOLLOWING WAIVERS ARE REQUESTED FOR THIS PROJECT:
1. SALDO SECTION 129-14.A(1) – FROM PROVIDING A MINIMUM OF 10 FEET OF DRIVEWAY WIDTH FOR THE EXISTING DRIVEWAY.
2. SALDO SECTION 129-36.C(1) & 129-58.D(6) – FROM PROVIDING A MAP OF ALL FEATURES AND GRADING WITHIN 400 FEET FROM THE SITE BOUNDARY
3. SALDO SECTION 129-62.A – TO PERMIT A COMBINED PRELIMINARY/ FINAL APPROVAL.

OWNER CERTIFICATION
THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP. ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY, AND A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT FOR APPROVAL.

LOGAN KRAMER

DESIGN ENGINEER CERTIFICATION FOR STORMWATER BMP'S
I, KRISTIN HOLMES, P.E., ON THIS DATE _____, 20__, HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS AND THE STORMWATER MANAGEMENT ORDINANCE OF WHITPAIN TOWNSHIP.

KRISTIN HOLMES, P.E.

APPLICANT/OWNER
LOGAN KRAMER
1516 N 5TH ST SUITE 507
PHILADELPHIA, PA 19123

PROPERTY INFORMATION
675 LEWIS LANE
WHITPAIN TOWNSHIP
T.P. # 66-00-03271-00-2
PROPERTY AREA 5.095 AC

LEGEND
PROPERTY LINE
ADJOINERS PROPERTY LINE
SUBDIVISION LINE
EASEMENT LINE
PROPOSED MONUMENT
PROPOSED IRON PIN

MCPC No. _____
PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED ON THIS DATE _____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

ZONING TABLE
Zone: RS District

Item	Ordinance / Existing	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
		SF Detached Dwelling		
Min. Non-Green Area	3,179 x Lot Area * 2.422	14,160 SF	14,264 SF	15,366 SF
Min. Lot Area **	65,000 SF	65,517 SF	66,156 SF	72,258 SF
Min. Lot Width at Building Setback	200 FT	200.0 FT	200.0 FT	229.7 FT
Min. Front Yard Setback	75 FT	75.0 FT	129.2 FT	131.2 FT
Min. Side Yard Setback (Each)	40 FT	40.0 FT	40.0 FT	75.2 FT
Min. Side Yard Setback (Aggregate)	105 FT	N/A	119.7 FT	159 FT
Min. Rear Yard Setback	75 FT	160 FT	204 FT	127 FT
Max. Building Coverage	10%	6.1%	6.4%	6.9%
Max. Building Height	35 FT	<35 FT	<35 FT	<35 FT
Min. Accessory Structure Building Height	10 FT	N/A	N/A	N/A
Min. Accessory Structure Setback	10 FT	N/A	N/A	N/A
Parking				
Min. Number of Off-Street Spaces per Dwelling	2	2	2	2
Notes				
* Existing Non-conformity				

** 160-61.C Minimum lot size per dwelling unit: 65,000 square feet, provided that a tract held in single and separable ownership on the effective date of this Article XII, which contains insufficient area to qualify for a rural cluster subdivision under § 160-69A(1), may be subdivided into lots containing a minimum lot size per dwelling unit of 65,000 square feet.

LOT AREA CALCULATIONS

	Existing	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
Gross Lot Area (SF)	221,931	71,628	72,156	78,236
Ultimate Street Right-of-Way	16,000	6,122	6,000	5,978
Net Lot Area	205,931	65,517	66,156	72,258

GREEN AREA CALCULATIONS

	Existing	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
Dwelling	2,473	4,000	2,329	4,000
Driveway, Walkways & Patios	6680	4,678	6,828	5,220
Building Addition/Garages	688	0	1,893	0
Total Impervious	9,812	8,678	10,749	9,220
Maximum Non-Green Area	18,535	14,160	14,264	15,366
Building Coverage	1.5%	6.1%	6.4%	6.9%

OWNER CERTIFICATION
I HEREBY CERTIFY THAT LOGAN KRAMER IS THE OWNER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

LOGAN KRAMER

OWNER'S ACKNOWLEDGMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____
ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE OWNER OF THE PROPERTY, AND THAT HE AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME BY HIMSELF (HERSELF) AS IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____, 20__
COMMONWEALTH OF PENNSYLVANIA

DEVELOPER CERTIFICATION
I HEREBY CERTIFY THAT LOGAN KRAMER IS THE DEVELOPER OF THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

LOGAN KRAMER

DEVELOPER'S ACKNOWLEDGMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____
ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE OWNER OF THE PROPERTY, AND THAT HE AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME BY HIMSELF (HERSELF) AS IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____, 20__

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20 ____

_____
SECRETARY
WHITPAIN TOWNSHIP PLANNING COMMISSION

APPROVED BY THE TOWNSHIP ENGINEER ON THIS _____DAY OF _____, 20 __

_____
TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS _____ DAY OF _____, 20___

_____
CHAIR

_____
SECRETARY

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

DATE _____
PATRICK A. CAVANAUGH, P.L.S. DELAWARE PA SU-5109

UPON COMPLETION OF THIS PROJECT THERE IS OFFERED FOR DEDICATION THE FOLLOWING:
LEWIS LANE ULTIMATE RIGHT-OF-WAY

_____
LOGAN KRAMER

THE FOLLOWING IMPROVEMENT CONSTRUCTION DRAWINGS ARE TO BE USED IN CONJUNCTION WITH RECORD PLAN

675 LEWIS LANE SUBDIVISION PLANS, SHEETS 1-14 — 3/20/2025
TITLE — REVISION DATE — DATE

OWNER CERTIFICATION FOR STORMWATER BMP'S
THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP.

_____
LOGAN KRAMER

RECORDED PLAN
RECORDED THIS _____ DAY OF _____, 20____, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA, IN PLAN FILE CASE _____ D.B. NO. __ PAGE_____

_____
RECORDER

Holmes Cunningham LLC
409 E. Butler Avenue, Suite 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS
Description | Date

675 LEWIS LANE SUBDIVISION
TMP # 66-00-03271-00-2
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA

RECORD SUBDIVISION PLAN

KRISTIN N. HOLMES, P.E.
PROFESSIONAL ENGINEER # PE070844

File No.
2080_C1.0 SITE.DWG

HCE Job	2080
Date	3/20/2025
Scale	1"=30'
By	
Designed	RB
Sheet	4 of 14

Drawing No.
C1.0