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

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 30, 2025

Mr. William Walker, Township Manager
Horsham Township
1025 Horsham Road
Horsham, PA 19044

Re: MCPC #25-0091-001
Plan Name: Chapman Vehicle Service Building
(10,920 sq. ft. commercial on approximately 16.0 acres)
Situate: Easton Road (W); north of West Moreland Avenue
Horsham Township

Dear Mr. Walker:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 2, 2025. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Chapman Auto Group, proposes to construct an additional 11-bay service building totaling 10,920 square feet on their property located at 1020 Easton Road (which is a PennDOT road). No changes to vehicular access are proposed except for a new 20-foot-wide driveway between the proposed service building and the adjacent property at 1000 Easton Road. Additional improvements shown at this time include a net increase of 36 parking spaces, stormwater management facilities, and buffer landscaping. The property is located in the township's General Commercial and Highway Commercial (GC-2) zoning district.

## COMPREHENSIVE PLAN COMPLIANCE

This site is primarily shown as Regional Mixed-Use Center Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Regional Mixed-Use Center Areas are intensely-developed suburban cores with significant retail, office, and residential land uses.

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

## REVIEW COMMENTS

### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on our review, we have identified the following comments related to the township's subdivision and land development ordinance that we recommend be addressed as part of future submissions:

A. Cross-Easement for Parking Facilities. Section 198-33.D.(6) states that "connection of parking facilities, on adjacent lots, in commercial zoning districts, is encouraged." However, "any such interconnection between commercial developments shall only be permitted where permanent access ("cross") easements are established between involved property owners." Additional information regarding any existing or proposed cross-access easement for the existing and proposed driveways between 1020 and 1000 Easton Road may be needed.

B. Off-Street Loading Space Size. Section 198-33.D.(13)(b) states that an off-street loading and unloading area must be 14 feet wide by 65 feet deep for all uses, other than applicable residential uses. The proposed loading area is 12 feet wide by 35 feet deep.

   In addition, the plans should demonstrate that the loading area has "proper access from a street, highway or common service driveway" as required by §198-33.D.(13) and "that adequate maneuvering space is proposed for the type of vehicle anticipated to sue the loading area" as required by §198-33.D.(13)(e). This could be achieved by providing a truck turning template.

C. Tree Protection Fence. Section 198-39.D.(4) includes requirements for tree protection fencing around "all trees to be retained within 25 feet of a construction area." A detail of a tree protection fence is included on Sheet 8; however, it does not appear that the location of the tree protection fence is shown on the site plan.

### PEDESTRIAN CIRCULATION

A. ADA Parking Access. We recommend that a marked, ADA-accessible pathway be provided between the two proposed ADA parking spaces closest to the new service building and the handicapped-accessible entrance to the new service building, if applicable.

B. Additional Sidewalk Connections. We noted that the Aerial Photograph Exhibit on Sheet 17 shows a sidewalk connection between the proposed new service building on 1020 Easton Road and 1000 Easton Road. Such sidewalk connection is not shown on the site plan.

LANDSCAPE PLAN

A. Tree Removal. The Landscape Requirements Chart on Sheet LP-1 states four trees are proposed to be removed and that no replacement trees are required. However, the demolition plan appears to show more than four trees of 6" dbh or greater being removed.

B. Trees Proposed to be Transplanted. A note on Sheet 5 indicates that 15 existing evergreen trees in the area of the proposed expanded parking area are proposed to be transplanted on-site. It is unclear from the information provided where these trees are proposed to be transplanted to.

## CONCLUSION

We wish to reiterate that MCPC generally supports the proposed development; however, we believe that our suggested revisions will better achieve Horsham Township's planning objectives for non-residential development.

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 (#25-0091-001) on any plans submitted for final recording.

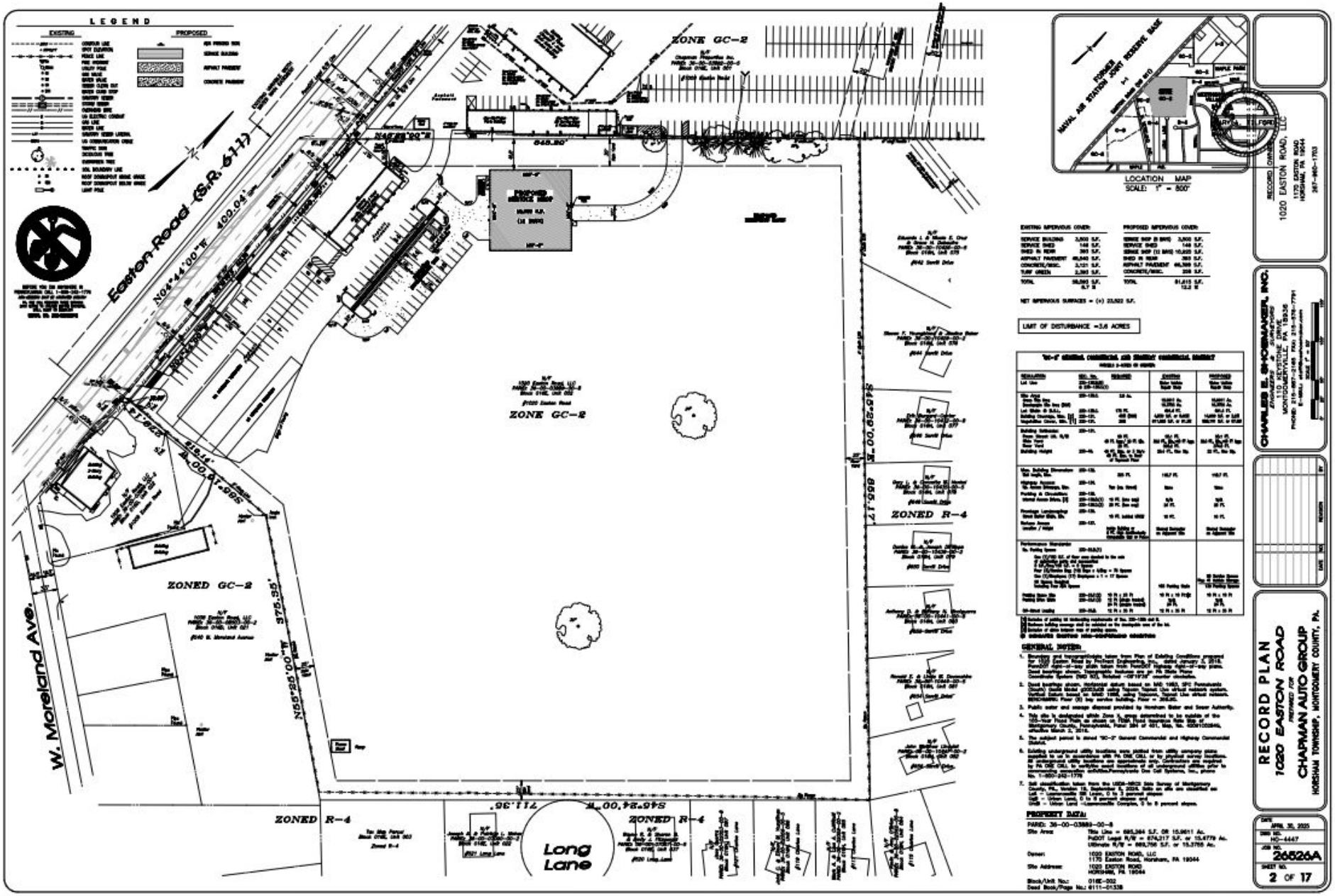
Sincerely,

Marley B Bice

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: Chad Brensinger, Applicant's Representative
Michael Shinton, P.E., Township Director of Codes & Community Planning
Eric Frary, Chrm., Horsham Township Planning Commission
Erik Garton, P.E., Township Engineer
Mary C. Eberle, Township Solicitor
Fran Hanney, John Gallagher, Paul Lutz, PennDOT

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


LEGEND
EXISTING
PROPOSED
Easton Road (S.R. 611)
N04°44'00"W 499.04'
ZONE GC-2
ZONED GC-2
ZONED R-4
W. Moreland Ave.
Long Lane
S46°59'00"E 665.17'
N43°00'00"E 375.55'
S46°46'00"E 711.36'
LOCATION MAP
SCALE: 1" = 800'
LIMIT OF DISTURBANCE =3.6 ACRES
GENERAL NOTES:
PROPERTY DATA:
RECORD PLAN
1020 EASTON ROAD
PREPARED FOR
CHAPMAN AUTO GROUP
HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PA.
CHARLES E. SHOEMAKER, INC.
APRIL 30, 2025
HO-4447
26526A
2 OF 17




Chapman Vehicle Service Building
MCPC#250091001

Montgomery County Planning Commission

0 100 200 400 Feet

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Aerial photography provided by Nearmap