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

July 1, 2025

John Toner, Borough Manager
Schwenksville Borough
300 Main Street
Schwenksville, Pennsylvania 19473

Re: MCPC #24-0131-002
Plan Name: Landis Tract
(1 lot comprising 8.2 acres)
Situate: Centennial Street (south)
Schwenksville Borough

Dear Mr. Toner:

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

BACKGROUND

We are in receipt of a final subdivision and land development plan dated May 27, 2025 prepared by Langan Engineering for the Artisan Land Company Landis Tract project. We previously reviewed this proposal for Schwenksville Borough in comment memos dated October 1, 2024 and March 1, 2024; and in an Act 247 review letter dated July 9, 2024. This 41-lot residential development is proposed for a tract which is located partly in Schwenksville Borough, Perkiomen Township, and Lower Frederick Township. The area of the tract located in Schwenksville occupies 8.2 acres and includes 13 residential lots. The lots proposed for the Schwenksville portion of the tract would be served by sidewalks connecting them to the rest of the proposed development, with access to the rest of the borough provided via sidewalks through Perkiomen Township, along proposed street “Glory Way” and a sidewalk extension on Centennial Street. This proposed development has vehicular access via two street connections to Centennial Street (called Bucher Road in Perkiomen Township).

COMPREHENSIVE PLAN COMPLIANCE

We find this plan to be generally consistent with the comprehensive plans of both Montgomery County and the Central Perkiomen Valley Regional Planning Commission. The Future Land Use plans of both *Montco2040: A shared Vision* and the *Central Perkiomen Valley Regional Comprehensive Plan Update* identify the site of this proposal as being a location where this type of residential development is considered appropriate.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the regional and county comprehensive plans. The final plan submission resolves issues which were raised in our last comments memo regarding the siting of homes on steep slopes and the disposition of the woodland and riparian corridor of Boyer Run. The modification to the Schwenksville portion of tract minimizes the areas of residential lots affected by steep slopes. The conservation easements which are proposed present an opportunity to protect natural resources on the site, and we encourage the borough to work with the applicant to ensure the conservation easement provides adequate protections for natural resources while still allowing for future use by low-impact passive recreation such as natural surface trails.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the borough's planning objectives for 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 (#24-0131-002) on any plans submitted for final recording.

Sincerely,

John Miklos, Senior Community Planner
john.miklos@montgomerycountypa.gov – (610) 278-3554

c: Luke Teller, Applicant's Representative
H. Gilbert Williams, Chair, Borough Planning Commission
Wendy McKenna, Borough Solicitor

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

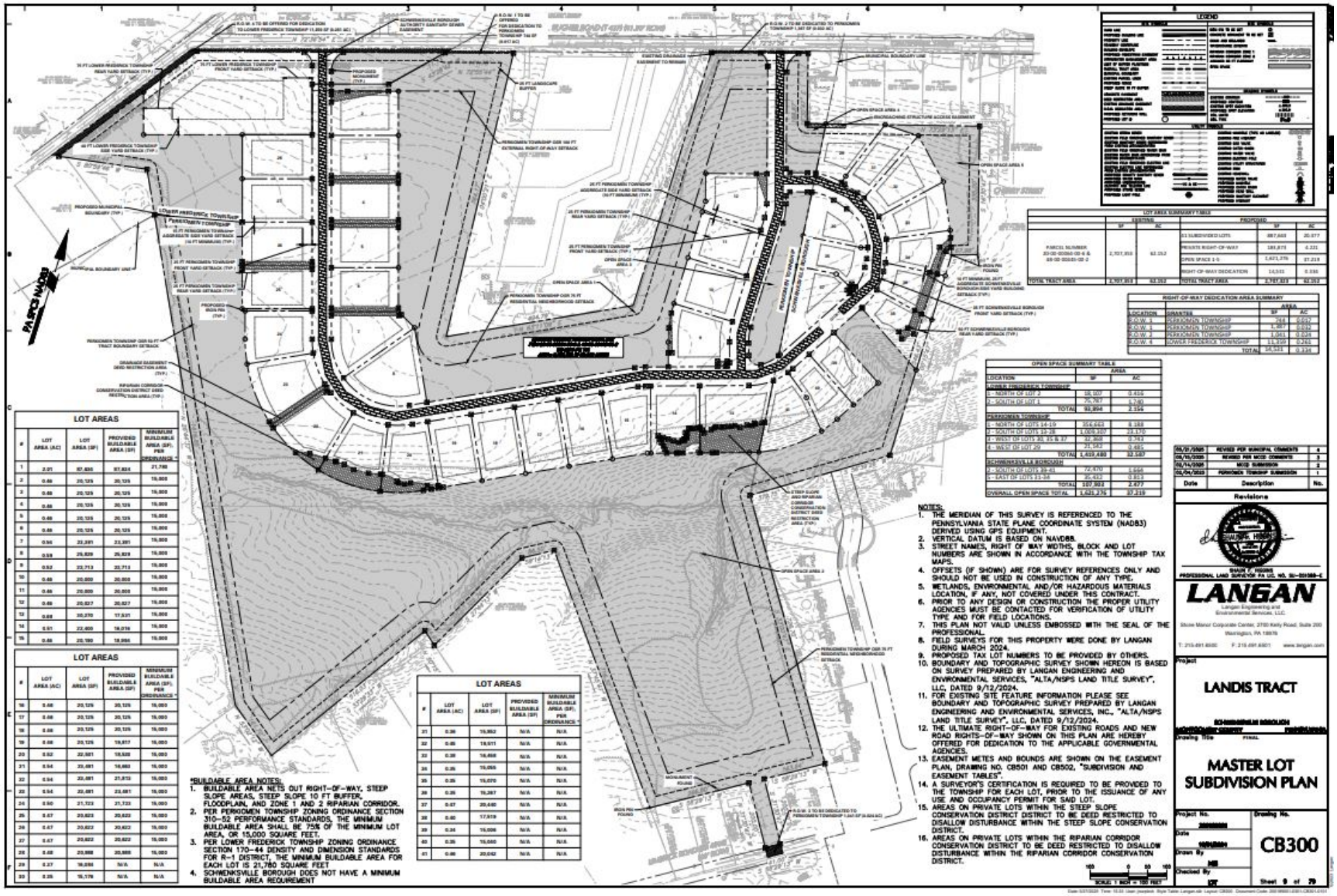


Landis Tract
MCPC#240131002

Montgomery County Planning Commission

0 100 200 400 Feet

N


LEGEND
LOT AREA SUMMARY TABLE
RIGHT-OF-WAY DEDICATION AREA SUMMARY
OPEN SPACE SUMMARY TABLE
LOT AREAS
LOT AREAS
LOT AREAS
*BUILDABLE AREA NOTES:
1. BUILDABLE AREA NETS OUT RIGHT-OF-WAY, STEEP SLOPE AREAS, STEEP SLOPE 10 FT BUFFER, FLOODPLAIN, AND ZONE 1 AND 2 RIPARIAN CORRIDOR.
2. PER PERKIOMEN TOWNSHIP ZONING ORDINANCE SECTION 310-52 PERFORMANCE STANDARDS, THE MINIMUM BUILDABLE AREA SHALL BE 75% OF THE MINIMUM LOT AREA, OR 15,000 SQUARE FEET.
3. PER LOWER FREDERICK TOWNSHIP ZONING ORDINANCE SECTION 170-44 DENSITY AND DIMENSION STANDARDS FOR R-1 DISTRICT, THE MINIMUM BUILDABLE AREA FOR EACH LOT IS 21,780 SQUARE FEET
4. SCHWENKSVILLE BOROUGH DOES NOT HAVE A MINIMUM BUILDABLE AREA REQUIREMENT
NOTES:
1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83) DERIVED USING GPS EQUIPMENT.
2. VERTICAL DATUM IS BASED ON NAVD88.
3. STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE TOWNSHIP TAX MAPS.
4. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE.
5. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
6. PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
7. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL.
8. FIELD SURVEYS FOR THIS PROPERTY WERE DONE BY LANGAN DURING MARCH 2024.
9. PROPOSED TAX LOT NUMBERS TO BE PROVIDED BY OTHERS.
10. BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON SURVEY PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, "ALTA/NSPS LAND TITLE SURVEY", LLC, DATED 9/12/2024.
11. FOR EXISTING SITE FEATURE INFORMATION PLEASE SEE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., "ALTA/NSPS LAND TITLE SURVEY", LLC, DATED 9/12/2024.
12. THE ULTIMATE RIGHT-OF-WAY FOR EXISTING ROADS AND NEW ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAN ARE HEREBY OFFERED FOR DEDICATION TO THE APPLICABLE GOVERNMENTAL AGENCIES.
13. EASEMENT METES AND BOUNDS ARE SHOWN ON THE EASEMENT PLAN, DRAWING NO. CB501 AND CB502, "SUBDIVISION AND EASEMENT TABLES".
14. A SURVEYOR'S CERTIFICATION IS REQUIRED TO BE PROVIDED TO THE TOWNSHIP FOR EACH LOT, PRIOR TO THE ISSUANCE OF ANY USE AND OCCUPANCY PERMIT FOR SAID LOT.
15. AREAS ON PRIVATE LOTS WITHIN THE STEEP SLOPE CONSERVATION DISTRICT DISTRICT TO BE DEED RESTRICTED TO DISALLOW DISTURBANCE WITHIN THE STEEP SLOPE CONSERVATION DISTRICT.
16. AREAS ON PRIVATE LOTS WITHIN THE RIPARIAN CORRIDOR CONSERVATION DISTRICT TO BE DEED RESTRICTED TO DISALLOW DISTURBANCE WITHIN THE RIPARIAN CORRIDOR CONSERVATION DISTRICT.
SCALE: 1 INCH = 100 FEET
Revisions
LANGAN
LANDIS TRACT
MASTER LOT SUBDIVISION PLAN
CB300
Sheet 9 of 79