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 31, 2025

Mr. Charles L. Guttenplan, AICP
Director of Planning & Zoning Officer
Whitemarsh Township
606 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #25-0133-001
Plan Name: Miles Park Proposed Batting Cage Pavilion
(5,320 sq. ft. recreational on approximately 11 acres)
Situate: Germantown Pike/west of Joshua Road
Whitemarsh Township

Dear Mr. Guttenplan:

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 July 1, 2025. We forward this letter as a report of our review.

BACKGROUND

Whitemarsh Township Little League, Inc., is proposing to build a 5,320-square foot batting cage pavilion in Whitemarsh Township's Miles Park. The proposal includes a total of 8,835 square feet of impervious surfacing, which amounts to a net increase of 5,197 square feet when considering the demolition of an existing structure. A rain garden and associated stormwater infrastructure will be installed as part of the proposal. The proposed batting cage pavilion will be located in the north of Miles Park, west of the northernmost baseball field.

COMPREHENSIVE PLAN COMPLIANCE

WHITEMARSH TOWNSHIP'S SELECTIVE COMPREHENSIVE PLAN UPDATE (2020)

The proposal appears generally consistent with the 2020 *Selective Comprehensive Plan Update.* The plan addresses improvements to municipal parks and open spaces as implementation strategies. The policy goal of "monitor[ing] needs and expand[ing] park and recreation facilities and programming as necessary" is

included under the "Quality of Life" theme. A specific action to implement this policy goal recommends that the township "study available open space, parks and recreation facilities against the needs of a growing, changing population." Collaborating with Whitemarsh Township Little League, Inc. to enable the construction of a batting cage facility adds a unique recreational amenity for Whitemarsh residents, which aligns with the noted policy goals.

MONTCO 2040: A SHARED VISION (2015; AMENDED 2021)

The proposal also appears generally consistent with the county's 2015 Comprehensive Plan *Montco 2040: A Shared Vision*. The plan recommends that the county "encourage collaboration and partnerships among governments, businesses, institutions, schools, higher education, and other stakeholders" under the Connected Communities theme. Furthermore, the plan includes a broad recommendation to "provide more opportunities for residents to exercise and have healthy lifestyles" under the Sustainable Places theme. The proposal addresses both policy goals by offering a new and unique recreational amenity by way of a collaboration between Whitemarsh Township and Whitemarsh Township Little League, Inc.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified a number of key issues that the applicant and Whitemarsh Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING

The zoning district requirements table included with the site plan indicates compliance with §116-53F(1), height of principal buildings. This note indicates a maximum height allowance of 35 feet, which is maximum for a principal building; however, the building may be considered an accessory building, which are limited to a maximum height of 20 feet.

LANDSCAPING & DRAINAGE

A. Per Whitemarsh Township's Subdivision and Land Development Ordinance § 105-21 B(7)(d), a landscaping plan, including a planting schedule, is a required component for all preliminary plans. In the application provided to MCPC, there is no landscaping plan with the locations, species, and sizes of plantings.

B. The proposed outfall from the rain garden outlets against an existing pedestrian path. There is an indication on the plan of an existing pipe near this outfall, but it is unclear whether the water from the outfall is intended to enter this pipe. Regardless, the outfall's proximity to the pedestrian path poses some quandaries, most notably potential flooding of the walking path and the potential for ice forming on the path if flooded during cold weather. These same concerns apply to the outfall from the drainage basin that is located along the southern and southeastern walls of the proposed structure, as this also outlets near the pedestrian path.

C. The improvements plan (sheet 4 of 7) includes a note that roof drains are intended to discharge into the proposed rain garden to the rear of the proposed building. However, the site plan makes no indication of how the water will flow into the rain garden. The township may wish to request more detail, such as if overland flow is anticipated or if any piping from the downspouts to the rain garden are proposed, in order to better understand the stormwater management plan proposed for the facility.

D. With the proposed facility located roughly 80 feet from residential properties bordering to the north of Miles Park, noise resulting from the use of the batting cages may be a consideration when choosing buffer plantings. We recommend that the applicant consider the inclusion of substantial evergreen varieties, which would provide year-round screening between the facility and the neighboring residential area.

E. The proposed design of the rain garden includes the preservation of a centrally located tree. Because of unavoidable disturbance in and around the tree's root zone, it is likely this tree will not survive the construction of the rain garden. Removal and replacement, in accordance with Chapter 55, Tree Protection Standards, may allow for more flexibility in the design of the rain garden.

ACCESSIBILITY

If it is determined that ADA accessibility is required for the proposed batting cage building, we recommend that the plans be amended to demonstrate ADA compliance, including a compliant pathway between the on-site ADA parking spaces and the facility in question.

UTILITIES

The submitted plan set does not appear to include details on the location of any necessary electric utilities, though the included notes that state underground utilities would be provided. If the proposed building does require a new electricity connection, future versions of the plans should indicate the location of electric utilities and how they will connect to any existing utility facilities.

OTHER IMPROVEMENTS SHOWN ON PROVIDED SITE PLAN

We noted that the overall site plan (sheet 3 of 7) appears to show rerouting of existing walking paths and installation of fencing at a nearby baseball field. If these improvements are proposed to be undertaken as part of this proposal, additional information may be needed.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve Whitemarsh Township's objectives for public park facilities.

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 (25-0133-001) on any plans submitted for final recording.

Sincerely,

Timothy Konetchy

Tim Konetchy, Senior Community Planner
timothy.konetchy@montgomerycountypa.gov – 610-292-4917

c: Robert Stokley, Project Coordinator o/b/o Whitemarsh Township Little League, Inc.
Tom Knab, RLA, ASLA, Bohler Engineering
Craig McAnally, Township Manager
David Sander, Esq., Township Solicitor
Krista Heinrich, PE, Township Engineer
Aaron Kostyk, Chairman, Township Planning Commission
Jessica Buck, District Manager, MCCD

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

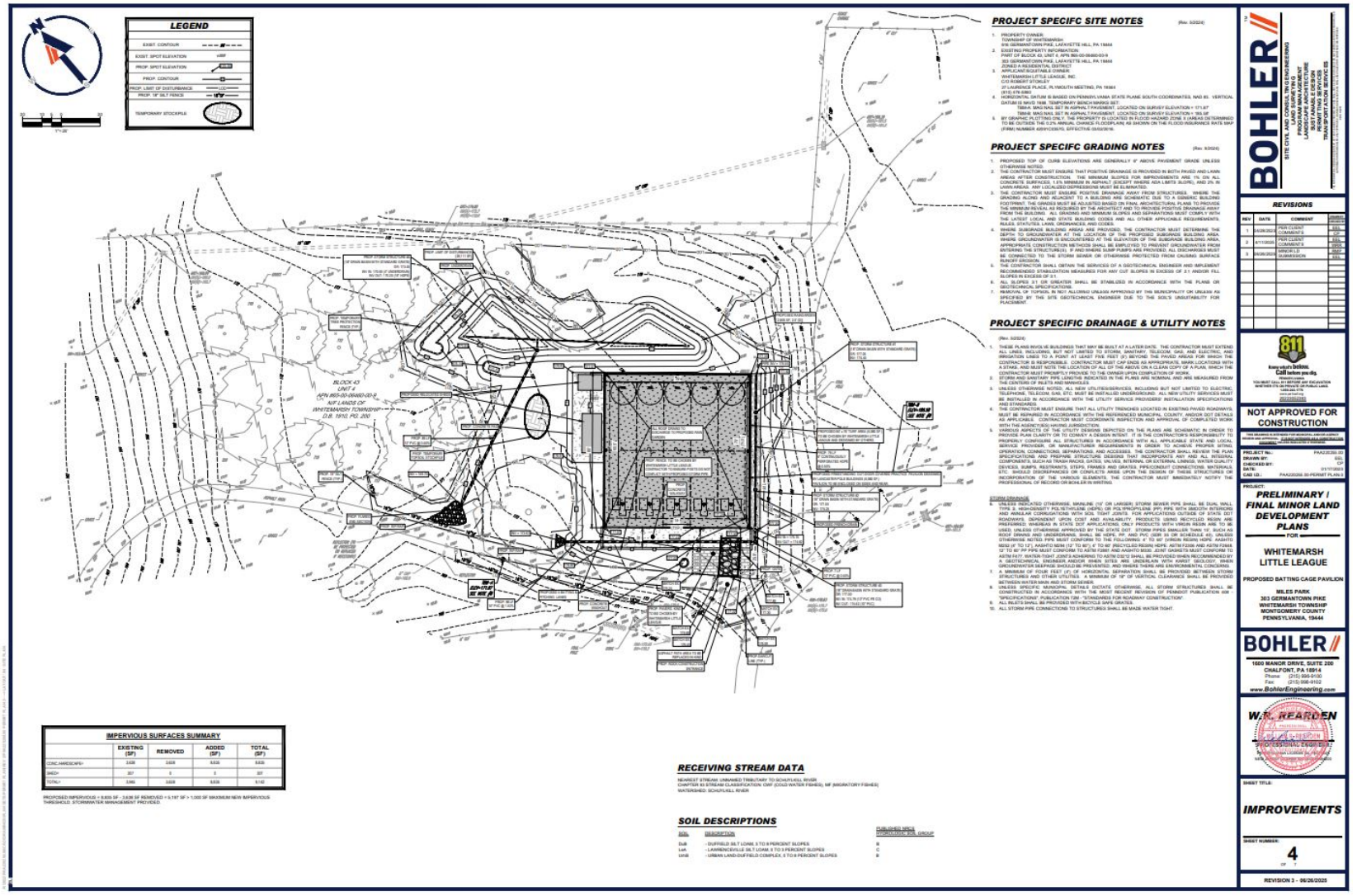


Miles Park Proposed Batting Cage Pavilion
MCPC#250133001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 100 200 400 Feet

N


LEGEND
EXIST. CONTOUR
EXIST. SPOT ELEVATION
PROP. SPOT ELEVATION
PROP. CONTOUR
PROP. LIMIT OF DISTURBANCE
PROP. 18" SILT FENCE
TEMPORARY STOCKPILE
BLOCK 43
UNIT 4
APN #65-00-09460-00-9
N/F LANDS OF
WHITEMARSH TOWNSHIP
D.B. 1910, PG. 200
PROJECT SPECIFC SITE NOTES
PROJECT SPECIFC GRADING NOTES
PROJECT SPECIFIC DRAINAGE & UTILITY NOTES
IMPERVIOUS SURFACES SUMMARY
EXISTING (SF)
REMOVED
ADDED (SF)
TOTAL (SF)
RECEIVING STREAM DATA
SOIL DESCRIPTIONS
BOHLER
REVISIONS
NOT APPROVED FOR CONSTRUCTION
PRELIMINARY / FINAL MINOR LAND DEVELOPMENT PLANS
WHITEMARSH LITTLE LEAGUE
PROPOSED BATTING CAGE PAVILION
MILES PARK
363 GERMANTOWN PIKE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19444
IMPROVEMENTS
4