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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 29, 2025

Ms. Beth Gooch, Director of Planning and Zoning
Franconia Township
671 Allentown Road
Telford, Pennsylvania 18969

Re: MCPC #25-0134-001
Plan Name: WB Select at Rising Sun Road
(4 lots comprising 9.5 acres)
Situate: Morwood Road at Bergey Road
Franconia Township

Dear Ms. Gooch:

We have reviewed the above-referenced subdivision 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

The applicant, WB Homes Land Acquisitions, LP, proposes to subdivide the existing Little Zion Lutheran Church property totaling 20.51 acres to develop 4 new residential lots totaling 9.5 acres. The subdivision takes place in the IN – Institutional zoning district.

COMPREHENSIVE PLAN COMPLIANCE

The Future Land Use Element of the *2015 Indian Valley Regional Comprehensive Plan* identifies this property as within a Rural Resource Area. In addition, this area of the township is identified as a Rural Resource Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision.* Rural Resource Areas are rural areas that should have very limited new development and generally, these areas should not be served by public sewers or public water, except for special cases involving failing on-lot sewer systems, residential cluster developments, or water supply issues.

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 issue(s) that the applicant and Franconia Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

A. Sewar - Although both the *2015 Indian Valley Regional Comprehensive Plan* and the *Montco 2040: A Shared Vision* plan identify this property as within a rural resource area that are generally not served by public water or public sewar, we recognize that public sewar infrastructure is already present on Rising Sun Rd. and connecting to this infrastructure is suitable for a subdivision in this location.

B. Zoning Notation - Upon reviewing the plans provided by the applicant and the Franconia Township Code Book, there appears to be a discrepancy for the zoning requirements notated for IN - Institutional District on sheet 3 that we recommend correcting before final approval. Specifically, the minimum lot width and maximum building coverage numbers appear to be incorrect.

C. Tree Replacement - Upon reviewing the plans provided by the applicant, there is a discrepancy between the total replacement trees provided (sheet 11) and the total replacement trees in the planting schedule (sheet 10). We recommend ensuring these numbers are correctly identified on the plans before final approval.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Franconia'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.

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 (#25-0134-001) on any plans submitted for final recording.

Sincerely,

Douglas Maisey, Senior Planner
douglas.maisey@montgomerycountypa.gov - 610-278-3737

c: Justin Strahorn, Applicant
Gerald DeLong, Chrm., Township Planning Commission
Eric Wert, Esz., Township Solicitor
Russell Dunlevy, Township Engineer
Joseph A. Zadlo, Township Planner

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



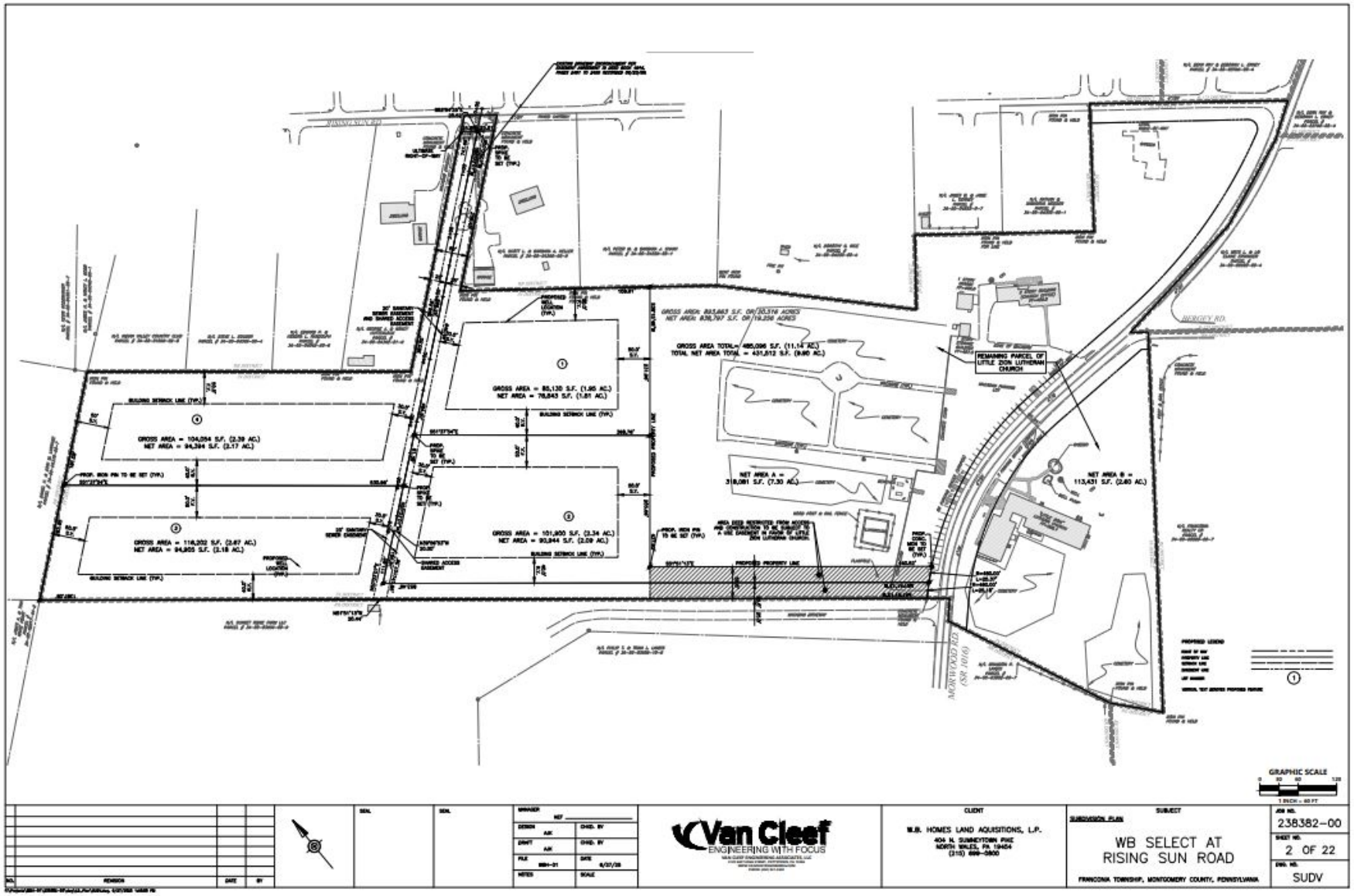
WB Select at Rising Sun Road
MCPC#250134001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/planning
Aerial photography provided by Nearmap


GRAPHIC SCALE
Van Cleef
ENGINEERING WITH FOCUS
CLIENT
W.B. HOMES LAND AQUISITIONS, L.P.
404 N. SUMNEYTOWN PIKE
NORTH WALES, PA 19454
(215) 699-5800
SUBJECT
SUBDIVISION PLAN
WB SELECT AT
RISING SUN ROAD
FRANCONIA TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
JOB NO.
238382-00
SHEET NO.
2 OF 22
DWG. NO.
SUDV
REMAINING PARCEL OF
LITTLE ZION LUTHERAN
CHURCH
BERGEY RD.
MORWOOD RD
(SR 1016)