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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 19, 2025

Mr. Scott Hutt, Assistant Township Manager
Hatfield Township
1950 School Road
Hatfield, Pennsylvania 19440

Re: MCPC #23-0236-002
Proposal Name: Kerr Property
(6 lots/6 dus comprising 5.09 acres)
Situate: Trewigtown Road (west)/Sharon Road (south)
Hatfield Township

Dear Mr. Hutt:

We have reviewed the above-referenced subdivision plan in accordance with Section 504 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 10, 2025. We forward this letter as a report of our review.

BACKGROUND

The submission involves dividing a 5.09-acre, RA1 Residential District zoned parcel (County Parcel ID 35-00-10438-00-3), located on Trewigtown Road south of Sharon Road in Hatfield Township. Kerrstead Farm Family, LLC, the applicant, has submitted plans to create six lots (labeled "Lot 1" through "Lot 6") on the property. Each lot is intended for building a single-family detached home.

A note on the plan states that the site will be connected to public sewer and water facilities.

The applicant's engineer has stated on the plans that relief, with conditions, from the requirements governing flag lots outlined in the Zoning Ordinance under §282-203.B.(1).(c) has been granted to allow three flag lots within a six-lot subdivision.

We previously reviewed an application for the subject tract and submitted our comments in a report to the municipality in a letter dated February 7, 2024. In the letter, the Montgomery County Planning Commission stated that the plan was generally consistent with the County Comprehensive Plan and recommended approval.

COMPREHENSIVE PLAN COMPLIANCE

COUNTY COMPREHENSIVE PLAN

The plan is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040: A Shared Vision*.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports this proposal; however, during our review, we found the following issues that the applicant and municipality may want to consider before final plan approval.

REVIEW COMMENTS

DESIGN ISSUES

A. Access to Stormwater Facilities. We note that the plan shows a delineated "Stormwater Management Easement in Favor of Hatfield Township" on the property. While appropriate, our office recommends that, in addition to this designated easement, there should also be a corresponding note on the Record Plan granting access to the easement for the municipality to conduct inspection, repair, and maintenance of the stormwater facilities.

B. Residential Driveways/Proposed Width. According to the submitted plan, proposed driveways will be 20 feet wide. MCPC defers to the township engineer to determine whether this width is acceptable. We advise you that typically, private residential driveway widths range from 9 to 24 feet, depending on the number of cars intended to park and local regulations. Single-car driveways usually require 9-12 feet, while two-car driveways often require 18-24 feet.

MISCELLANEOUS

A. Assignment of MCPC Number. When an application is submitted to the county for review, a staff member must assign a unique nine-digit identifier to the plan, known as an MCPC number. Therefore, we inform you that "23-0236-002" has been reserved for this submission. To streamline the plan recording process, any plans brought to this office for recording should always include the MCPC number on the relevant sheets in the area designated for the agency's seal.

CONCLUSION

We reiterate that the MCPC generally supports this application; however, it is recommended that township officials consider the issues raised in this letter.

Please note that the review comments and recommendations in this report are advisory to the municipality, which will make the final disposition regarding the approval of any proposal.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature before recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

Kevin Chavous

Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner
610.278.3731 - kevin.chavous@montgomerycountypa.gov

c: Kerrstead Farm Family, LLC c/o William Ker, Applicant
Andrew Schlosser, P.E., Schlosser & Clauss Consulting Engineers, Inc., Applicant's Engineer
Aaron Bibro, Township Manager

Attachments: A. Aerial View of Site
B. Reduced Copy of Applicant's Plan



Kerr Property
MCPC#230236002

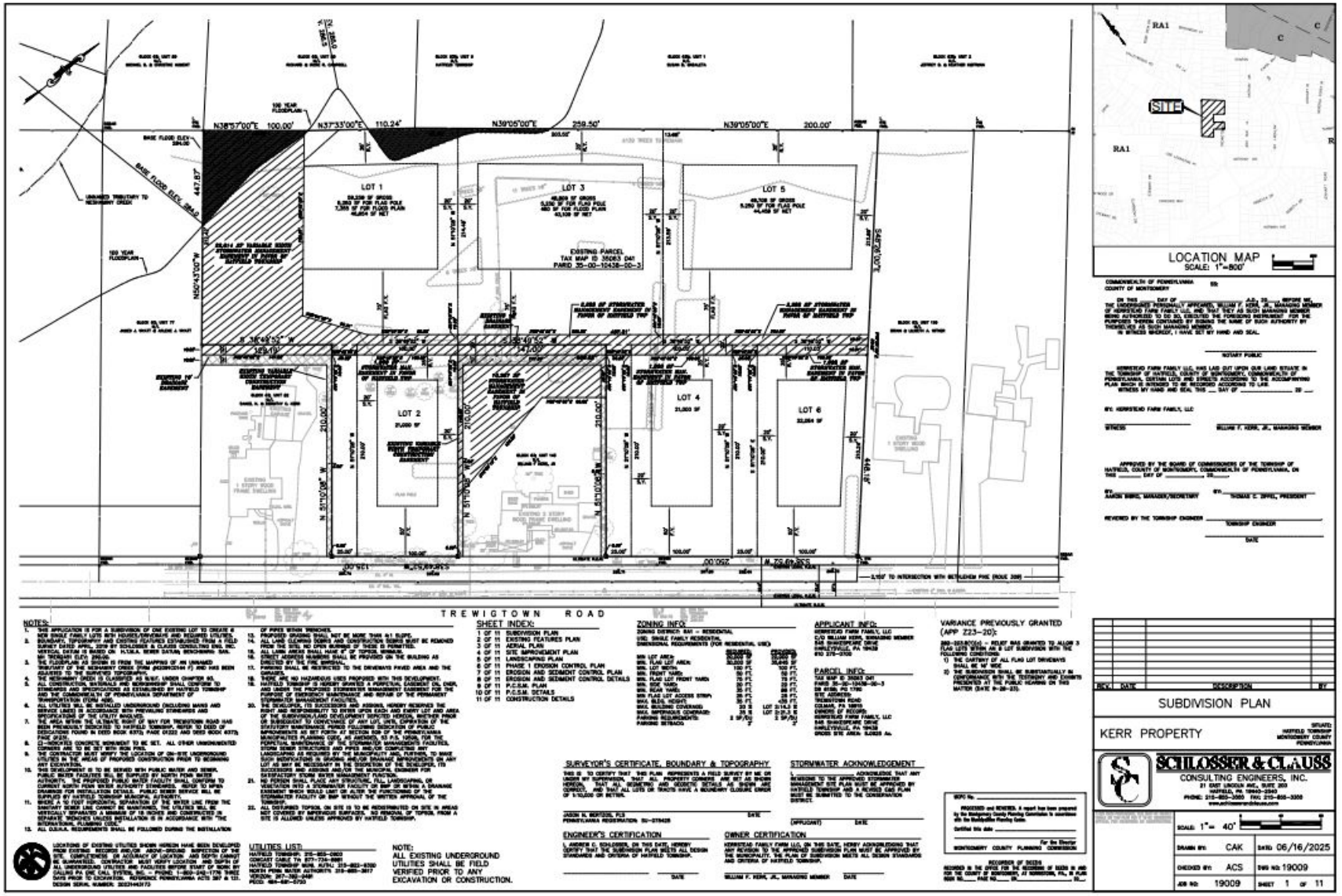
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap


LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
EXISTING PARCEL
TAX MAP ID 35083 041
PARID 35-00-10438-00-3
TREWIGTOWN ROAD
LOCATION MAP
SCALE: 1"=800'
SITE
SUBDIVISION PLAN
KERR PROPERTY
SCHLOSSER & CLAUSS
CONSULTING ENGINEERS, INC.
SCALE: 1"= 40'
DRAWN BY: CAK
DATE: 06/16/2025
CHECKED BY: ACS
DWG No: 19009
JOB No: 19009
SHEET 1 OF 11