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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 19, 2025

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

Re: MCPC #25-0158-001
Plan Name: Cross Point Baptist Church
(1 lot comprising 15.15 acres)
Situate: Allentown Road/south of Nice Road
Franconia Township

Dear Ms. Gooch:

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 31, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Cross Point Baptist Church, proposes to develop 0.5 acres of their 15.15-acre lot to provide an addition to the church building along with an expansion of the parking lot to accommodate a total of 138 spaces (5 of which are ADA spaces). The land development takes place in the LI – Limited Industrial zoning district.

COMPREHENSIVE PLAN COMPLIANCE

The Future Land Use Element of the *2015 Indian Valley Regional Comprehensive Plan* identifies this property as within a Designated Growth Area. In addition, this area of the township is identified as Developable Land in a Growth Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision.* Developable Land properties are currently farmed, vacant, or open. These properties may see future development, and much of the new development in the county is expected on these properties.

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

REVIEW COMMENTS

A. Landscaping on Parking Lot Islands: Upon reviewing the plans provided by the applicant, we see a partial waiver has been requested for Subdivision and Land Development Ordinance (SALDO) Section 122.68.B.(5) which requires trees and ground cover on all parking lot Islands. The applicant has requested to plant shrubs and ground cover but not trees due to light poles on the islands. We recommend that appropriate shade trees and ground cover be incorporated into all parking lot Islands per the township's subdivision and land development ordinance and believe there is adequate space to do so in concurrence with the proposed lighting.

B. Parking Lot Perimeter Plantings: Upon reviewing the plans provided by the applicant, evergreen and shrub plantings have been incorporated into the perimeter of the expansion area of the parking lot. We recommend that the applicant extend these plantings around the existing parking lot perimeter for consistency in shading and visual impact.

C. Sidewalks: Section 122-20.A.(4). of the township's SALDO requires that sidewalks be required at any location where the Board of Supervisors shall determine that sidewalks are necessary for public safety or convenience. The applicant requests a deferral of SALDO Section 122-20.A. to not provide sidewalks along Allentown Road until such time the township requires such. Although sidewalks are not required in the Limited Industrial Zoning District, the Allentown Road Village Commercial zoning district is within 500 feet and across the street from R-130 Residential zoning district, so we recommend that a sidewalk be considered for public safety and convenience.

D. Street Trees: Section 122-69.A.(1) of the township's SALDO requires that street trees shall be required along all existing streets when they abut or lie within the proposed subdivision or land development. No street trees are currently shown on the proposed subdivision plan. We recommend that street trees be required per the township's SALDO.

E. Plant Material and Quantity: Upon reviewing the planting list for the parking lot on the landscaping plan sheet, the applicant has identified Eastern Redbud trees for shade/ornamental trees, Eastern White Pine for evergreen screen trees, and Hicks Yew for shrubs. We recommend the applicant consider using the recommended plant material list in SALDO Section 122-73 to select an appropriate native shade tree and consider a more diverse shrub selection appropriate for parking lots. Specifically, the Eastern Redbud trees proposed around the parking area are not considered shade trees and not recommended for use in this location. Furthermore, seeing that the applicant is requesting a waiver to have the landscaping plan signed and sealed by a professional engineer rather than a registered landscape architect, we recommend the applicant utilize Montgomery County Planning Commission's Sustainable Green Parking Lot's Guidebook as a reference for best practices to maximize shading and greening of the parking lot where possible. Additionally, the applicant does not specify a quantity of shrubs on the landscaping plan. We recommend that a varied selection and number of shrubs be determined before plan 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 (#25-0158-001) on any plans submitted for final recording.

Sincerely,

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

c: Cross Point Baptist Church, Applicant
Richard Kapusta & Co., Applicant Representative
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

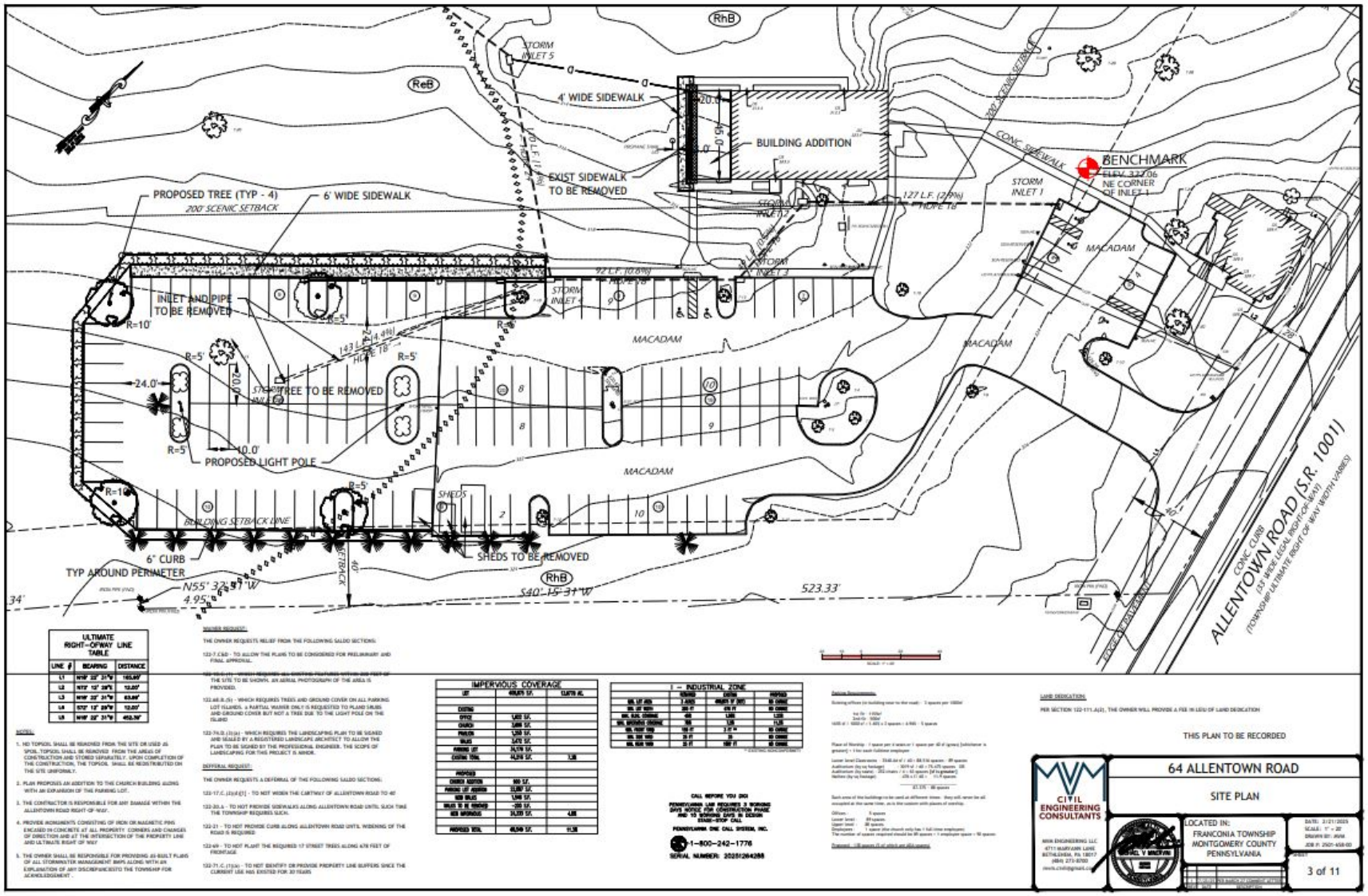


Crosspoint Baptist Church
MCPC#250158001

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

0 150 300 600 Feet

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ULTIMATE RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N19° 22' 31"W	183.49'
L2	N72° 10' 29"E	12.00'
L3	N19° 22' 31"W	63.09'
L4	S72° 37' 29"W	12.00'
L5	N19° 22' 31"W	452.76'

NOTES:

1. NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. TOPSOIL SHALL BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. UPON COMPLETION OF THE CONSTRUCTION, THE TOPSOIL SHALL BE REDISTRIBUTED ON THE SITE UNIFORMLY.
2. PLAN PROPOSES AN ADDITION TO THE CHURCH BUILDING ALONG WITH AN EXPANSION OF THE PARKING LOT.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE WITHIN THE ALLENTOWN ROAD RIGHT-OF-WAY.
4. PROVIDE MONUMENTS CONSISTING OF IRON OR MAGNETIC PINS ENCASED IN CONCRETE AT ALL PROPERTY CORNERS AND CHANGES OF DIRECTION AND AT THE INTERSECTION OF THE PROPERTY LINE AND ULTIMATE RIGHT OF WAY
5. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT BMPS ALONG WITH AN EXPLANATION OF ANY DISCREPANCIESTO THE TOWNSHIP FOR ACKNOWLEDGMENT.

WAIVER REQUEST:

THE OWNER REQUESTS RELIEF FROM THE FOLLOWING SALDO SECTIONS:

123-7.C&D - TO ALLOW THE PLANS TO BE CONSIDERED FOR PRELIMINARY AND FINAL APPROVAL.

123-66.C.(1) - WHICH REQUIRES ALL EXISTING FEATURES WITHIN 200 FEET OF THE SITE TO BE SHOWN. AN AERIAL PHOTOGRAPH OF THE AREA IS PROVIDED.

122-68.B.(5) - WHICH REQUIRES TREES AND GROUND COVER ON ALL PARKING LOT ISLANDS. A PARTIAL WAIVER ONLY IS REQUESTED TO PLANT SHRUBS AND GROUND COVER BUT NOT A TREE DUE TO THE LIGHT POLE ON THE ISLAND

123-74.D. (3) (a) - WHICH REQUIRES THE LANDSCAPING PLAN TO BE SIGNED AND SEALED BY A REGISTERED LANDSCAPE ARCHITECT TO ALLOW THE PLAN TO BE SIGNED BY THE PROFESSIONAL ENGINEER. THE SCOPE OF LANDSCAPING FOR THIS PROJECT IS MINOR.

DEFERRAL REQUEST:

THE OWNER REQUESTS A DEFERRAL OF THE FOLLOWING SALDO SECTIONS:

123-17.C. (2)(a)[1] - TO NOT WIDEN THE CARTWAY OF ALLENTOWN ROAD TO 40'

123-20.A - TO NOT PROVIDE SIDEWALKS ALONG ALLENTOWN ROAD UNTIL SUCH TIME THE TOWNSHIP REQUIRES SUCH.

123-21 - TO NOT PROVIDE CURB ALONG ALLENTOWN ROAD UNTIL WIDENING OF THE ROAD IS REQUIRED

123-49 - TO NOT PLANT THE REQUIRED 17 STREET TREES ALONG 678 FEET OF FRONTAGE.

123-71.C. (1)(a) - TO NOT IDENTIFY OR PROVIDE PROPERTY LINE BUFFERS SINCE THE CURRENT USE HAS EXISTED FOR 30 YEARS

IMPERVIOUS COVERAGE			
LOT	490,870 SF.	11.270 AC.	
EXISTING			
OFFICE	1,822 SF.		
CHURCH	3,498 SF.		
PARSONAGE	1,728 SF.		
SHEDS	2,472 SF.		
PARKING LOT	14,778 SF.		
EXISTING TOTAL	24,298 SF.	5.58	
PROPOSED			
CHURCH ADDITION	900 SF.		
PARKING LOT ADDITION	22,887 SF.		
NEW SHEDS	1,440 SF.		
SHEDS TO BE REMOVED	-200 SF.		
NEW IMPERVIOUS	24,227 SF.	4.88	
PROPOSED TOTAL	48,540 SF.	11.38	

I - INDUSTRIAL ZONE			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1 ACRE	490,870 SF (NET)	NO CHANGE
MIN. LOT WIDTH	200 FT	678 FT	NO CHANGE
MIN. REAR SETBACK	40	1,500	1,500
MIN. IMPERVIOUS COVERAGE	70%	5.58	11.38
MIN. FRONT YARD	100 FT	2.37 FT	NO CHANGE
MIN. SIDE YARD	25 FT	25	NO CHANGE
MIN. REAR YARD	25 FT	1607 FT	NO CHANGE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TO REVIEW DATA IN DESIGN PHASE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
SERIAL NUMBER: 20251264288

Parking Requirements

Seating arrows (or building area) no the road) - 1 spaces per 100SF

1st Flr - 1,100sf
2nd Flr - 500sf
1600 sf / 1000 sf = 1.600 x 2 spaces = 3.200 - 5 spaces

Place of Worship - 1 spaces per 4 seats or 1 space per 40 sf (gross) [whichever is greater] + 1 for each fulltime employee

Lower level Classrooms - 3540.00 sf / 40 = 88.516 spaces - 89 spaces
Auditorium (by sq footage) - 3570 sf / 40 = 71.475 spaces - 72
Auditorium (by seats) - 252 chairs / 4 = 63 spaces [of by greater]
Narthex (by sq footage) - 228 x 17.82 = 11.4 spaces

87.375 - 89 spaces

Each area of the buildings to be used at different times - they will never be all occupied at the same time, as is the custom with places of worship.

Offices - 5 spaces
Lower level - 89 spaces
Upper level - 89 spaces
Employees - 1 space (the church only has 1 full time employee)
The number of spaces required should be 89 spaces + 1 employee space = 90 spaces

Proposed - 138 spaces (5 of which are ADA spaces)

LAND DEDICATION:

PER SECTION 122-171.A(2), THE OWNER WILL PROVIDE A FEE IN LIEU OF LAND DEDICATION

THIS PLAN TO BE RECORDED

MVM CIVIL ENGINEERING CONSULTANTS
MVM ENGINEERING, LLC
4711 MARYANN LANE
BETHLEHEM, PA 18017
(484) 273-8700

64 ALLENTOWN ROAD

SITE PLAN

LOCATED IN:
FRANCONIA TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

DATE: 2/21/2025
SCALE: 1" = 20'
DRAWN BY: MVM
JOB #: 2501-458-00

SHEET
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