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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 10, 2025

Mr. Jason Wager, Township Manager
Lower Frederick Township
53 Spring Mount Road
Schwenksville, Pennsylvania 19473

Re: MCPC #22-0199-002
Plan Name: 225 Big Road
(2 lots comprising 78 acres)
Situate: Big Road (south) and Simmons Road (west)
Lower Frederick Township

Dear Mr. Wager:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 19, 2025. We forward this letter as a report of our review.

BACKGROUND

We are in receipt of land development plans for a 30-home subdivision dated July 18, 2025. The submitted plans propose constructing 29 homes on the 78-acre tract and retaining one existing home on an estate lot. The tract is located in the R-1 Rural Residential zoning district and abuts the LI Limited Industrial district to the west and the R-2 Low-Density Residential district to the east, across the Scioto Creek. The proposed development includes two roads. Proposed Road 'A' extends from Simmons Road in the west, to Big Road at the entrance to the Perkiomen Valley Middle School West. Proposed Road 'B' is a cul-de-sac serving nine building lots.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision – We find the proposed development to be generally consistent with the county comprehensive plan. The proposed development tract straddles the boundary of two areas of the county's future land use plan: Suburban Residential Area and Rural Resource Area. Suburban Residential Areas are residential areas which depend on automobiles for transportation and often have extensive landscaping on individual properties. Single-family detached homes are the most prominent housing type in this area. Less dense development should occur near Rural Resource Areas and near environmentally sensitive land. Trees, steep slopes, wetlands, and other sensitive land should be preserved, potentially as open space within a cluster development. Appropriate landscaping, buffers, and street trees should be provided by all developments. Recreation facilities and central open space should be provided. Rural Residential Areas consist of open land

with a traditional rural appearance that includes farms, small woodlands, some low-density residential homes, and rural villages. New development should fit in with the overall rural character, and homes should be hidden from view, either through topography or landscaping. Farm fields, trees, steep slopes, wetlands, and other environmentally sensitive land should be preserved, potentially as open space within a cluster development.

Central Perkiomen Valley Regional Comprehensive Plan – We find the proposed development to be generally consistent with the regional comprehensive plan. The Central Perkiomen Valley future land use map identifies the development tract as Rural Resource Conservation Area. Rural Resource Conservation Areas comprise the majority of undeveloped and environmentally sensitive land in the planning region and future residential development will occur in a manner that protects the existing agricultural lands, woodlands and open space, as well as other important rural environmental resources by maintaining a consistently low level of development in the area. Residential development shall be designed in a manner that is compatible with the existing natural environment and preserves important natural and historic features.

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 we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SUSDIVISION/LAND DEVLEOPMENT ORDINANCE

A. Plan Details:

1. Walking Trail Alignment – A short walking trail located to the rear of Lots 8 through 16 is depicted in the submitted Preliminary/Final development plans (C-301). The Conditions and Limitations of Approval Granted by the Settlement Agreement dated 01/03/2024 (C-103) describes the walking trail running "behind Lots 7 through 17", "along the southeastern boundary line of Lot 17", and being the path shown in the Landscaping and Lighting plan (L-101, p52, rev. 7/18/2025) depicts a different walking trail alignment which is considerably longer, running behind Lots 1 through 16. We recommend the applicant clarify which alignment they intend to build, as the two trails differ considerably in scale and purpose.

2. Walking Trail Grade – This walking trail also appears on the grading plan where it can be seen traversing a very steep slope to the rear of Lots 11 through 13 (C-402). The proposed grading shows the trail steepening to as much as a 20-25% slope over a distance of approximately 45 feet and having an average slope of not less than 10% over a distance of more than 140 feet. This grade is too steep for a walking path and would require switchbacks or realignment.

3. Walking Trail Buffering – The walking trail is noted as being "landscaped to visually buffer the trail from these lots". The landscaping plan depicts this trail as being located within the area proposed to be reforested, but does not indicate any specific buffer plantings where the proposed trail is located closer to the rear of building lots (e.g. Lots 13 through 16)

4. Trail Easement – The applicant indicates that this development will construct a trail into the open space which makes up the eastern half of the tract, with the intent for it to be connected to the township's

growing Scioto Creek Greenway Trail. We recommend the applicant include a conceptual alignment of this trail on development plans and/or annotations in that area indicating the approximate location of this trail and describing its purpose.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the township'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 (*#22-0199-002*) on any plans submitted for final recording.

Sincerely,

John Miklos, Senior Community Planner
John.Miklos@montgomerycountypa.gov – 610-278-3554

c: John Panizza, Applicant
Greg Pocius, Chair, Township Planning Commission
Carol Schuehler, PE, Township Engineer
Peter Nelson, Township Solicitor

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

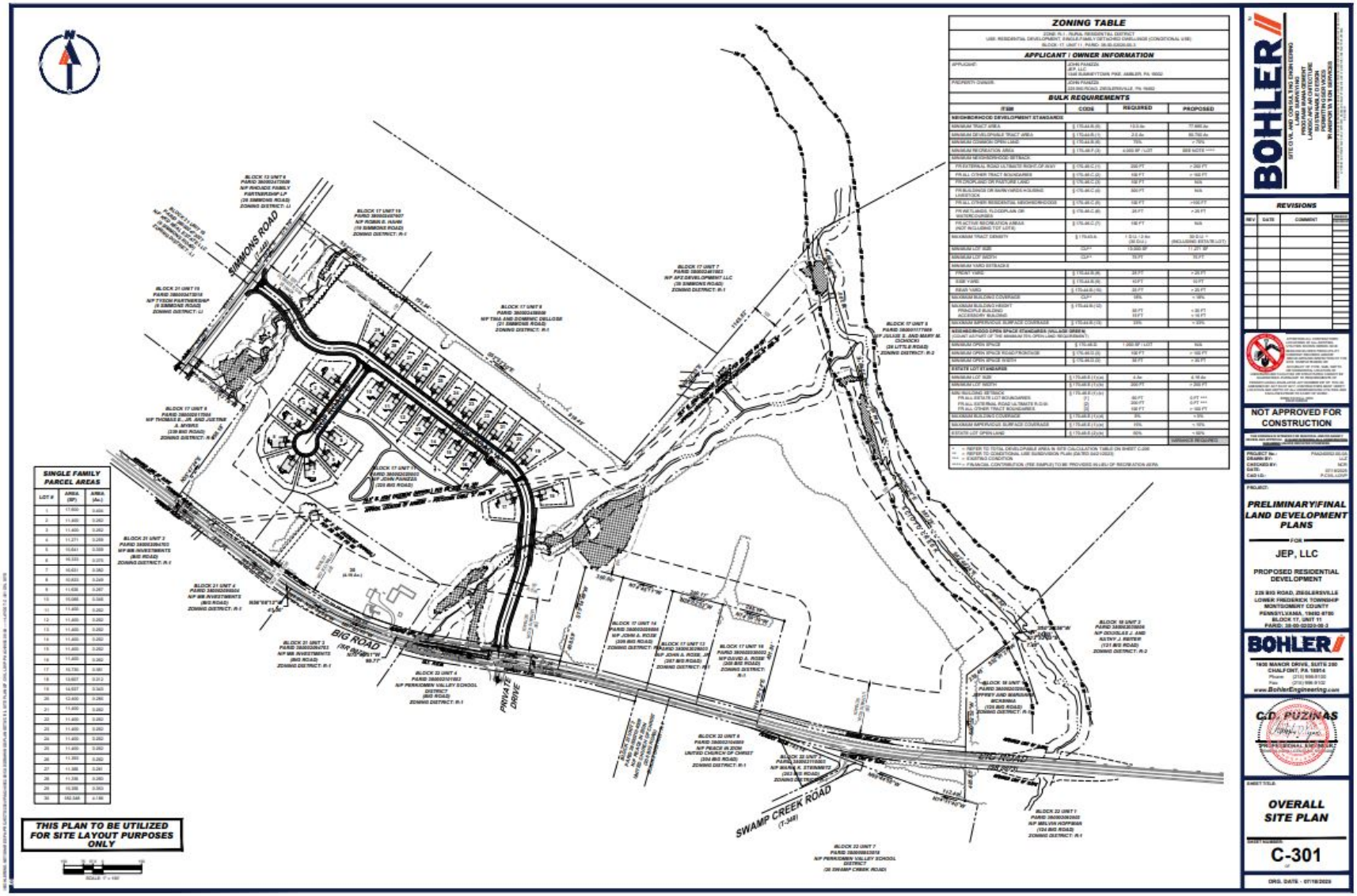


225 Big Road
MCPC#220199002

Montgomery County Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 200 400 800 Feet

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ZONING TABLE
APPLICANT / OWNER INFORMATION
BULK REQUIREMENTS
SINGLE FAMILY PARCEL AREAS
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY
SIMMONS ROAD
BIG ROAD
SWAMP CREEK ROAD
BOHLER
REVISIONS
NOT APPROVED FOR CONSTRUCTION
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
JEP, LLC
PROPOSED RESIDENTIAL DEVELOPMENT
226 BIG ROAD, ZIEGLERSVILLE
LOWER FREDERICK TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19492-9706
BLOCK 17, UNIT 11
PARID: 38-00-02322-06-3
C.D. PUZINAS
OVERALL SITE PLAN
C-301