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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 17, 2025

Mr. Eric Traub, Manager
Whitpain Township
960 Wentz Road
Blue Bell, Pennsylvania 19422

Re: MCPC #25-0196-001 and 002
Plan Names: Car Wash – 1310 West Skippack Pike (001)
Tommy's Car Wash CU (002)
(1 lot comprising 1.71 acres)
Situate: PA Route 73 and US Route 202
Whitpain Township

Dear Mr. Traub:

We have reviewed the above-referenced land development in accordance with Section 502 Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 22, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Olympus Pines Management, LLC, is proposing to construct a car wash on a 1.71 property at 1310 Skippack Pike The property is zoned R-2 Residential and located in the Community Shopping Center Overlay which permits car washes as a conditional use (see comments). The proposed facility will be 3,849 square feet and consist of three stacking lanes leading into the facility. It will also include seven vacuum stalls. An access road passes through the western portion of the property and connects Skippack Pike with the Center Square Commons shopping center.

This review is for the land development plan and accompanying conditional use application.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*. The property is in the Community Mixed Use future

land use designation, which consists of suburban nodes along major roads. The proposal also aligns with Whitpain Township's commercial land use designation.

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

REVIEW COMMENTS

ZONING

The applicant should confirm with the township that the property qualifies for a conditional use within the Community Shopping Center Overlay. Per Sec. 160-257, a property must already be zoned SC - Shopping Center or C - Commercial to be eligible for a conditional use under the overlay; the site is currently zoned R-2 - Residential, which would not qualify.

SITE PERIMETER

A. Retaining Wall—The proposal shows a retaining wall that will be approximately 7.5 feet to 11 feet tall. The applicant should consider reducing the height of the wall due to potential safety and structural issues. In addition, the wall appears to be built over the utility lines. The Township should verify with the applicant that the retaining wall depth will not conflict with the gas, water, and sewer lines.

B. Fencing—The fence on the retaining wall appears to be a post rail/split rail fence which shows a lot of openings, posing a safety risk. The applicant should consider a more enclosed fence on the site.

BUFFERS

The applicant should consider adding plantings at the rear of the property bordering the fire house to provide screening for the adjacent institutional use.

EMERGENCY ACCESS

To accommodate emergency vehicles, the county recommends creating an opening along the emergency access driveway so they may access the site.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Whitpain Township'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 (#25-0196-001) on any plans submitted for final recording.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
610-278-3741 – david.greenberg@montgomerycountypa.gov

c: Nick Louis, P.E., Applicant
Olympus Pines Management Co. LLC, Applicant
Kenneth Corti, Chair, Township Planning Commission
James Blanche, Township Engineer
Michael P. Clarke, Esq., Township Solicitor

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



Tommy's Car Wash - CU
MCPC#250196002

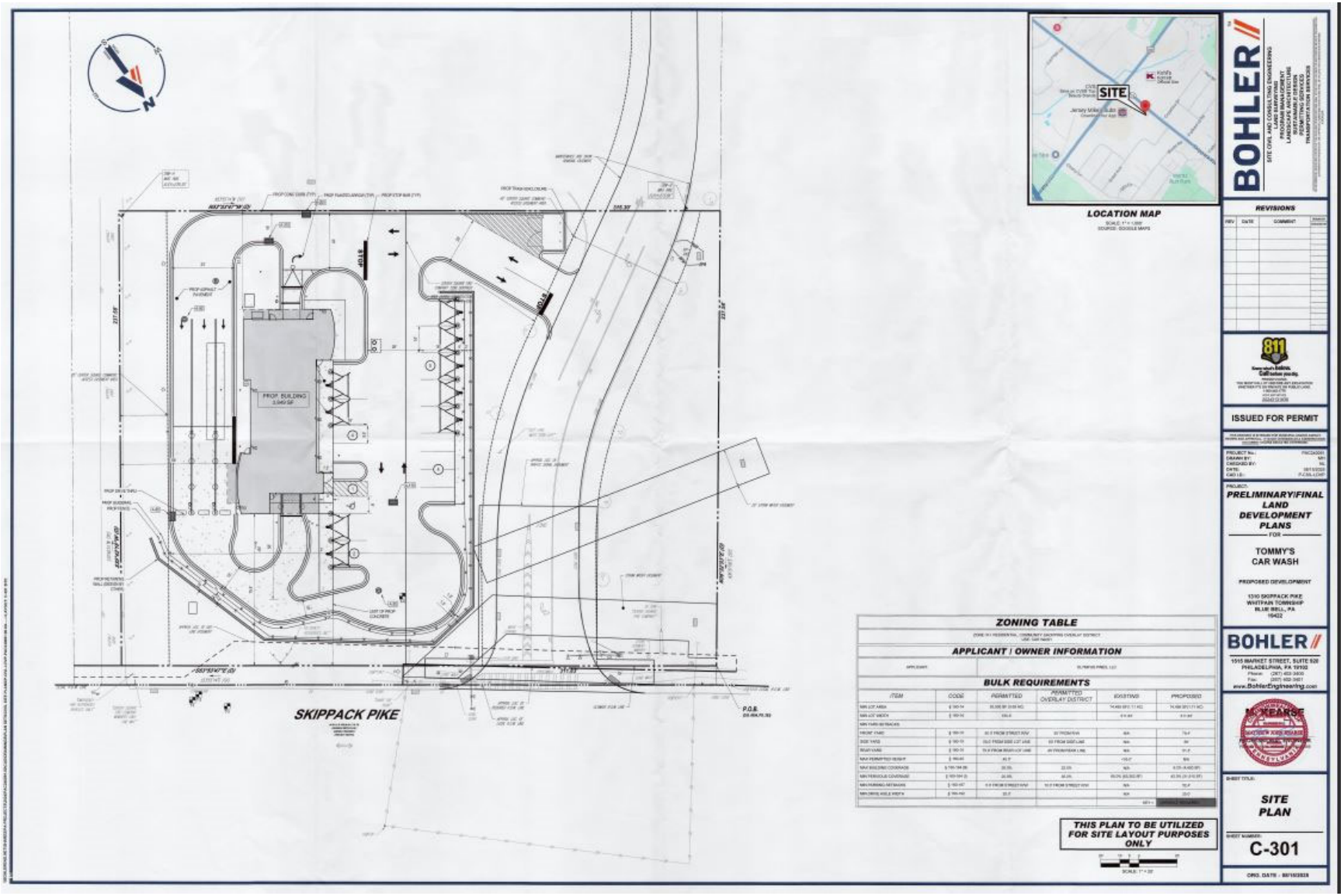
Montgomery County Planning Commission

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www.montcopa.org/planning

Aerial photography provided by Nearmap


SITE
LOCATION MAP
SKIPPACK PIKE
PROP BUILDING
3,040 SF
ZONING TABLE
APPLICANT / OWNER INFORMATION
BULK REQUIREMENTS
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY
BOHLER
REVISIONS
ISSUED FOR PERMIT
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
TOMMY'S CAR WASH
PROPOSED DEVELOPMENT
1310 SKIPPACK PIKE
WHITPAIN TOWNSHIP
BLUE BELL, PA
19422
M. KEARSE
SITE PLAN
C-301