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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 12, 2025

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

Re: MCPC #25-0177-001
Proposal Name: St. Maria Goretti Parish Center
(1 lot on approximately 1 acre)
Situate: Derstine Road (south)/Cowpath Road (west)
Hatfield Township

Dear Mr. Hutt:

We have reviewed the above-referenced land development plan in accordance with Section 504 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 28, 2025. We forward this letter as a report of our review.

BACKGROUND

Saint Maria Goretti Parish, the applicant, has submitted a proposal to construct a new, two-story Parish Center Building in Hatfield Township. The development site is located on Derstine Road, west of Cowpath Road, and spans approximately 15.98 acres (Parcel ID: 35-00-02191-00-6). The property is zoned for both ER Estate Residential and RA-1 Residential uses.

An existing building on the site will be demolished to make way for the proposed parish center. The new building will cover 9,021 square feet and impact about 0.88 acres of the site. Public water and sewer systems serve the location.

As indicated on the plans by the applicant's engineer, relief from township regulations will be requested. The requested waivers for the proposed land development project relate to both the Subdivision and Land Development Ordinance (SALDO) and the Stormwater Management Ordinance. The applicant has requested a waiver from §250-9.B.(5) to allow the submission of a combined preliminary and final land development plan instead of separate ones. Additionally, a waiver from §242-14.B.(3) is sought because the site's geotechnical analysis shows a 0.0 infiltration rate; as a result, the proposed stormwater Best Management Practice (BMP) is designed to manage runoff volume without infiltration. The applicant also requests relief from §250-38.B.(1), which requires planting street trees along existing streets next to the development, and from §250-38.C.(2), which mandates new plantings based on the net land area.

Our office also notes that a series of zoning variances and special exceptions were granted for the St. Maria Goretti Parish site to support its development plans. On June 25, 1992, a special exception was approved to allow the property to be used for church-related purposes. On the same date, a variance was granted to reduce the required parking spaces to 243. Additionally, a special exception was approved to enable the installation of an illuminated sign on the property. This approval was subject to specific conditions: all illumination from the sign must be contained within the sign, the lighting must not exceed 150 watts, and the sign may only be illuminated from dusk until midnight.

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*.

The Future Land Use Component of Montco 2040 indicates that the property is situated in a designated Suburban Residential Area. A Suburban Residential Area is a land use category characterized by residential neighborhoods that rely heavily on automobiles for transportation and typically feature extensive landscaping and lower-density housing.

These areas are primarily composed of single-family detached homes, though they may also include less-dense multifamily or attached housing. Development in these areas is generally less compact than in town centers or mixed-use zones. Suburban Residential Areas are designed to preserve natural features like trees and wetlands, often through cluster developments that concentrate housing while maintaining open space. Non-residential buildings in these areas must blend with the residential character through design elements such as pitched roofs and small footprints. These areas are intended to remain quiet, green, and family-oriented, with limited commercial activity.

This submission supports the following specific Montco 2040 goals:

- ***Encourage development and transformative investment where infrastructure already exists.***

The subject tract is situated within a designated growth area outlined in the Comprehensive Plan. Future development and improvements should focus on suitable locations within these growth regions. A Designated Growth Area is a county-identified area designated as the most appropriate place for future development, including residential, commercial, and institutional uses.

These areas are prioritized for development because they already have infrastructure in place, such as public sewer and water systems, roads, and stormwater management. The plan recommends that nearly all new non-residential development and 95% of new residential development occur within these areas. Designated Growth Areas include both already developed land and undeveloped parcels suitable for future development. The goal is to focus growth where it can be supported efficiently, reducing sprawl and preserving rural and environmentally sensitive areas.

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

ZONING ORDINANCE COMPLIANCE

A. Required Off-Street Loading and Unloading Facilities (*§282-190*)

Township requirements specify that *any permitted use must have separate off-street loading and unloading areas suitable for that specific use, distinct from parking spaces, and located on the same lot*. It is unclear how the proposed plan complies with this regulation since no designated off-street loading spaces are shown on the plan. Therefore, the applicant's engineer should update the plan to demonstrate compliance with this standard.

DESIGN ISSUES

A. Proposed Improvements for Pedestrians

The submitted plans depict a proposed 5-foot-wide sidewalk and "future crosswalk" at two locations as part of an upcoming project. We rely on the township engineer to determine whether the layout and alignment of these features comply with the design standards outlined in the SALDO. For the proposed crosswalks, especially when placed near driveways, specific design guidelines are followed to ensure safety and proper function. For example, curb ramps must be included and seamlessly integrated into the crosswalk area to uphold accessibility. The crosswalk design should also aim to reduce conflicts with vehicles using the driveway.

B. Trash Refuse Area

Sheet D-2, Construction Details in the plan set, includes detailed drawings for a trash area enclosure and a dumpster. It is unclear to us where this element shall be placed on the site, for no trash refuse areas appear to be delineated on the site plan. It is suggested that the applicant's engineer review the location of this area with municipal officials and discuss how it will function to minimize vehicular and pedestrian conflicts.

MISCELLANEOUS

A. Assignment of MCPC Number

When an application is submitted to the Montgomery County Planning Commission for review, a staff member assigns a unique nine-digit identifier to the plan, referred to as the MCPC number. For this submission, the MCPC number **25-0177-001** has been reserved.

To ensure a smooth plan recording process, the applicant should be informed that all plans submitted to this office for recording must include the MCPC number on the appropriate sheets, specifically in the area designated for the agency's seal.

CONCLUSION

We reiterate that the MCPC generally supports this application; however, we recommend 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 for this proposal, the applicant must present the plan to our office for seal and signature before recording with the Recorder of Deeds. 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 II
610.278.3731 — e-mail kevin.chavous@montgomerycountypa.gov

c: Aaron Bibro, Township Manager
Gilmore & Associates, Inc., Applicant's Engineer

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



St Maria Goretti Parish center
MCPC#250177001

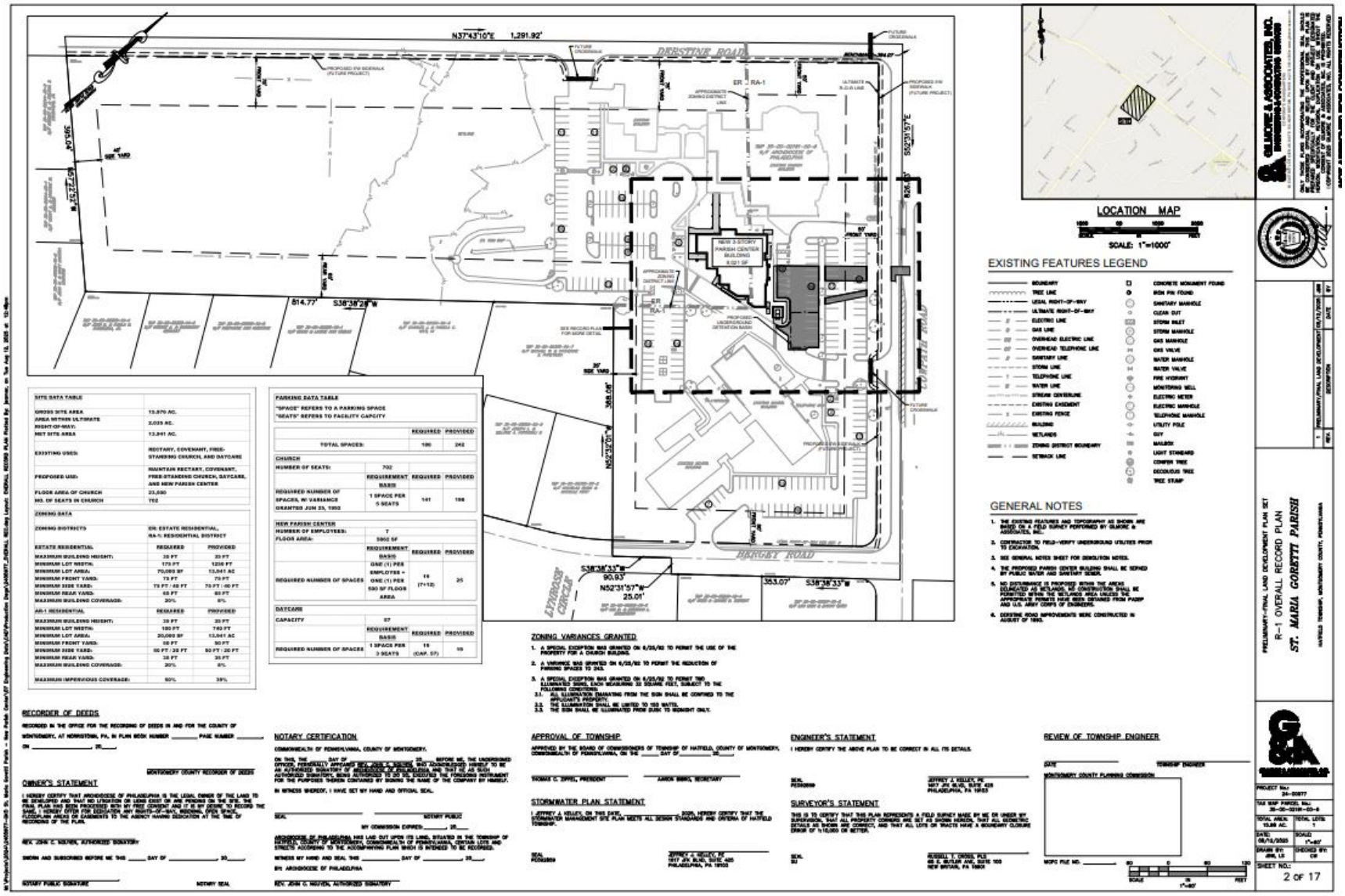
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plan.com

Aerial photography provided by Nearmap


N37°43'10"E 1,291.92'
DESTINE ROAD
ER - RA-1
S02°39'57"E
826.00'
814.77'
S38°38'23"W
NEW 2-STORY PARISH CENTER BUILDING 8,021 SF
PROPOSED UNDERGROUND DETENTION BASIN
BARGET ROAD
LYNDOSS CIRCLE
N52°31'57"W 25.01'
S38°38'33"W 90.93'
353.07'
S38°38'33"W
LOCATION MAP
SCALE: 1"=1000'
EXISTING FEATURES LEGEND
GENERAL NOTES
1. THE EXISTING FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC.
2. CONTRACTOR TO FIELD-VERIFY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
3. SEE GENERAL NOTES SHEET FOR DEMOLITION NOTES.
4. THE PROPOSED PARISH CENTER BUILDING SHALL BE SERVED BY PUBLIC SEWER AND SANITARY SEWER.
5. NO DISTURBANCE IS PROPOSED WITHIN THE AREAS DELINEATED AS WETLANDS. NO CONSTRUCTION SHALL BE PERMITTED WITHIN THE WETLANDS AREA UNLESS THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM PADEP AND U.S. ARMY CORPS OF ENGINEERS.
6. DESTINE ROAD IMPROVEMENTS WERE CONSTRUCTED IN AUGUST OF 1993.
SITE DATA TABLE
PARKING DATA TABLE
"SPACE" REFERS TO A PARKING SPACE
"SEATS" REFERS TO FACILITY CAPACITY
ZONING VARIANCES GRANTED
1. A SPECIAL EXCEPTION WAS GRANTED ON 6/25/92 TO PERMIT THE USE OF THE PROPERTY FOR A CHURCH BUILDING.
2. A VARIANCE WAS GRANTED ON 6/25/92 TO PERMIT THE REDUCTION OF PARKING SPACES TO 242.
3. A SPECIAL EXCEPTION WAS GRANTED ON 6/25/92 TO PERMIT TWO ILLUMINATED SIGNS, EACH MEASURING 32 SQUARE FEET, SUBJECT TO THE FOLLOWING CONDITIONS:
3.1. ALL ILLUMINATION EMANATING FROM THE SIGN SHALL BE CONFINED TO THE APPLICANT'S PROPERTY.
3.2. THE ILLUMINATION SHALL BE LIMITED TO 100 WATTS.
3.3. THE SIGN SHALL BE ILLUMINATED FROM DUSK TO MIDNIGHT ONLY.
RECORDER OF DEEDS
OWNER'S STATEMENT
NOTARY CERTIFICATION
APPROVAL OF TOWNSHIP
ENGINEER'S STATEMENT
REVIEW OF TOWNSHIP ENGINEER
STORMWATER PLAN STATEMENT
SURVEYOR'S STATEMENT
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN SET
R-1 OVERALL RECORD PLAN
ST. MARIA GORETTI PARISH
HATFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT No.: 24-30877
TAX MAP PARCEL No.: 36-00-02191-00-6
TOTAL AREA: 13.84 AC.
TOTAL LOTS: 1
DATE: 08/13/2025
SCALE: 1"=60'
DRAWN BY: JWH, LG
CHECKED BY: CW
SHEET NO.: 2 OF 17