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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 21, 2025

SUBJECT: Tentative Sketch Plan Review – 612 Germantown Pike, Whitemarsh Township (MCPC #25-0215-001)

TO: Charles L. Guttenplan, AICP, Director of Planning & Zoning

FROM: Tim Konetchy, Senior Community Planner, Montgomery County Planning Commission
Timothy.Konetchy@montgomerycountypa.gov - 610.292.4917

We have reviewed the above-referenced tentative sketch plan, as you requested on October 7, 2025. The applicant, Cory Gee, has submitted a tentative sketch plan that provides for the construction of 10 condominiums within 5 two-family detached dwellings on a lot known as 612 Germantown Pike in Whitemarsh Township (Parcel #65-00-04576-00-3). The property appears to be split between the VC-1 Village Commercial District and the B Residential District, with the rear portion of the parcel falling within the B District. Townhomes, apartments and condominiums are permitted by Conditional Use in the VC-1 District. The application states that the parcel is 1.04-acre in area; however, the property records from the Montgomery County Board of Assessment indicate that the parcel is roughly 42,800 square feet or 0.98 acres. The proposed homes will be provided with vehicle and pedestrian access via a proposed cul-de-sac road. The submitted preliminary sketch plan also provides for the planting of eight canopy trees. The site currently contains a roughly 5,000-square foot building, which previously operated as a financial institution, and which is proposed for demolition.

The Montgomery County Planning Commission (MCPC) has reviewed the sketch plan and we present the following comments to serve as preliminary feedback based on the contents of that plan and the supporting documents provided alongside it. We encourage the applicant to consider the following comments as the land development process progresses as we believe that they will lead to an improved preliminary plan which better achieves the township's vision for residential development. Please note that these comments are preliminary and are subject to change upon the submission of a preliminary plan. Our comments are as follows:

GENERAL COMMENTS

MCPC has identified numerous issues in the course of our review, which are discussed below, and which will require extensive revisions to the site plan. The following items act as a summary of the key issues identified:

A. Noncompliance with Township Regulations. The submitted tentative sketch plan does not comply with numerous sections of the township's Zoning Ordinance and Subdivision and Land Development Ordinance, as discussed in more detail below. These inconsistencies must be addressed before the applicant can proceed with preliminary plan, as variance relief from the Zoning Hearing Board may be required.

B. Site Design:

1. The township has a clear and specific intent for the Village Commercial District under Section 116-288. The many aspiration principles of the legislative intent hinge upon promoting multi-modal access, retaining existing buildings where feasible, and allowing for infill development that complements the established built form of the corridor. The legislative intent specifically states that infill development should, *"Use building scale, building orientation and landscaping to establish or preserve community identity."* The overall site design does not seem to be intended to integrate with the established built form of Germantown Pike but instead seeks to create a small neighborhood of ten dwelling units that have vehicular access from Germantown Pike. Additional details on the proposed orientation and design of the dwelling unit facing Germantown Pike may address some concerns; however, the overall layout does not appear consistent with the township's vision or regulations of the Village Commercial District.

2. The proposed cul-de-sac roadway is noncompliant with numerous standards of the Township Subdivision and Land Development Ordinance: the cartway and bulb are both of an inadequate width; street trees and tree zones are not provided along the sidewalk; and sidewalk is not provided along both sides of the cul-de-sac. Furthermore, the bulb of the cul-de-sac is within 4 feet of a neighboring residential property. It is unclear if or how these issues can be resolved given the constraints of the site.

3. A sidewalk is proposed within one foot of the proposed front-loaded garages that are intended to provide parking for each dwelling unit. The proposed layout puts pedestrians using the sidewalk at risk, as drivers entering and exiting a garage must cross a sidewalk. Furthermore, those exiting garages will have severely limited visibility and may be unable to see approaching pedestrians. This safety concern could be mitigated somewhat by increasing the space between the front of the proposed buildings and the sidewalk, which would improve visibility for both drivers and pedestrians. That said, there is little space available to accommodate relocating the proposed sidewalk and roadway.

SITE PLAN DETAILS

A. Site Data Table – Lot Area. The application states that the parcel is 1.04-acre in area; however, the property records from the Montgomery County Board of Assessment indicate that the parcel is 42,800 square feet or approximately 0.98 acres. The lot area should be confirmed by the applicant and, if needed, the lot area should be amended on future submissions.

B. Site Data Table – Maximum Front Façade Width. The front façade width is noted at 20 feet in the site data table; however, this figure only reflects one half of the two-family detached dwellings. The front façade length should reflect the entire horizontal length of a front principal building plane. Future submissions should reflect a proposed front façade width of 40 feet.

C. Site Data Table – Maximum Building Coverage; Maximum Impervious Coverage; Minimum Open Space. Based on the potential discrepancy related to the correct lot area, noted above under bullet 'A,' the building coverage, impervious coverage, and open space figures should be amended in future submissions to reflect the correct percentages (if necessary).

D. Landscaping Schedule Table. There appears to be an error on the landscaping schedule included on the submitted sketch plan. The landscaping schedule indicates that 8 trees with a DBH of 6 inches will be planted; however, it is unlikely that trees of that size will be planted given that nursery stock having a 3-inch trunk diameter are required (Subdivision and Land Development Ordinance Section 105-48.G.). Future submissions should clarify the size of trees that are intended to be planted.

ZONING ORDINANCE COMMENTS

A. Section 116-184, of Article XXVI, Off-Street Parking and Loading. Section 116-184 requires that two parking spaces be provided per single-family home, townhome, or attached dwelling unit. The submitted tentative sketch plan provides one garage parking space per dwelling unit for a total of 10 parking spaces where 20 are required. Future submissions should be revised to accommodate the minimum parking requirement; however, it is unclear if or how 10 additional parking spaces can be accommodated on the site as currently presented. Please note that Section 105-56 of the Subdivision and Land Development Ordinance prohibits on-street parking along cul-de-sac roadways, eliminating on-street parking as a potential option to meet the minimum parking requirement.

B. Section 116-291, of Article XXXVIII, Village Commercial District. The material provided in this submission does not include enough detail to determine if the proposal will comply with the various requirements of Section 291.B., Building Design. Future submissions should include additional details on the proposed orientation and design of the proposed buildings to assist the township in ensuring compliance.

C. Section 116-292, of Article XXXVIII, Village Commercial District. Section 116-292.D. states that a maximum of 8 dwelling units per acre are permitted in the VC District. With 10 dwelling units on between 0.98 and 1.04 acres, the maximum permissible residential density is exceeded by the submitted tentative sketch plan. Future submissions should reflect the correct lot area, if needed, and should come into compliance with the requirements of the VC-1 District.

D. Section 116-295, of Article XXXVIII, Village Commercial District. Section 116-295 requires that a minimum of 50% and a maximum of 90% of the building facade(s) be located 10 feet from the ultimate right-of-way, with the remaining facade set back further. The proposed site layout does not conform to this requirement and, due to this inconsistency, may necessitate approval of a variance by the Zoning Hearing Board. The applicant is encouraged to revise the site plan to meet this requirement, which would create a more interesting and inviting streetscape along Germantown Pike.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

The application material provided to MCPC includes a statement that no waivers are being requested from the requirements of the township's Subdivision and Land Development Ordinance (SALDO); however, MCPC has identified several sections of the SALDO that are not met by the submitted tentative sketch plan. The applicant must either come into compliance with the identified issues or request waiver relief from each inconsistency. Please note that the regulations discussed below are not exhaustive and it is likely that

other sections of the SALDO and not met. Our comments regarding compliance with the SALDO are as follows:

A. Section 105-31, Cul-de-Sac. The proposed cul-de-sac bulb does not meet the minimum radii lengths noted under subsection B of Section 105-31. Further, the proposed edge of the cul-de-sac is located within 4 feet of a shared property line with a residential property. Given the shape and size of the parcel in question, it is unclear if a conforming cul-de-sac can be accommodated on site. In any case, the proposed roadway should be relocated further from the shared property line with neighboring residences.

B. Section 105-30, 105-47, and 105-56.1.H of Article V, Design Standards. Sections 105-30 and 105-47 of the SALDO require the installation of sidewalks along existing and proposed roadways. Future submissions should provide for sidewalk along both sides of the proposed cul-de-sac road. A suitable crosswalk should also be provided at the ingress/egress point at Germantown Pike, in accordance with Section 105-56.1.H.

C. Section 105-48 of Article V, Design Standards. Section 105-48 requires the installation of street trees along existing and proposed streets where suitable street trees do not exist. While the applicant has proposed eight canopy trees along the southern side of the proposed cul-de-sac road, it appears that these may be provided in order to comply with the tree replacement requirements of Chapter 55, Tree Protection Standards. Street trees should be provided along both sides of the proposed street within a tree planting zone between the curb and the sidewalk. Street trees should be spaced no more than 45 feet for shade trees and no more than 30 feet for flowering trees along the proposed cul-de-sac road and along Germantown Pike; please note that a clearance of 50 feet from an intersection is required for street trees.

D. Section 105-54 of Article V, Design Standards. Section 105-54 requires the provision of open space suitable for recreation, including lawn, natural areas and recreation areas. The applicant is encouraged to accommodate usable recreation space for residents on the property, which may include lawn, seating and picnic areas. Future submissions should indicate where such facilities will be provided.

E. Section 105-56 of Article V, Design Standards. Section 105-56 allows for a minimum cartway width of 26 feet for a private street, while the application proposes a cartway width of 24 feet. Further, Section 105-56 prohibits on-street parking along private streets with cartway widths under 30 feet and also prohibits on-street parking along any cul-de-sac. These issues will require revision to the site plan.

F. Section 105-56.1 of Article V, Design Standards. The provided tentative sketch plan does not include enough detail to confirm if the requirements of Section 105-56.1, Additional Design Standards for the VC-1 and VC-2 Village Commercial Districts, are met. Future submissions should include additional detail to address if/how these requirements will be met.

TREE PROTECTION STANDARDS ORDINANCE COMMENTS

The submitted tentative sketch plan does not appear to comply with the tree replacement requirements of Section 55-4D(6)(a). The submitted tentative sketch plan provides eight new canopy trees, which are noted as being 6-inch DHB at planting. If these numbers are accurate, 48 inches of replacement DBH are provided where 62 inches DBH are required. As previously noted, it is unclear the replacement trees will in fact be 6

inches DBH at planting, due to the fact that 3-inch caliper nursery stock is the minimum requirement and also the most common commercially available size of tree.

PENNDOT HIGHWAY OCCUPANCY PERMIT REQUIRED

Germantown Pike is a PennDOT roadway and, as such, a PennDOT highway occupancy permit will be required for any work within the right-of-way. The township and applicant are encouraged to begin coordination with PennDOT early on in the process to ensure that ingress/egress points are properly planned for and to avoid future revisions. We have copied PennDOT staff on this letter.

CONCLUSION

Due to the numerous issues identified in the course of our review, MCPC believes that substantial amendment to the submitted tentative sketch plan will be required prior to proceeding with a preliminary plan. The applicant is encouraged to review our comments and the intent of the Village Commercial District (Section 116-288 of the Zoning Ordinance) to determine how the plan may be revised to better reflect the township's goals for infill development along Germantown Pike.

c: Corey Gee, Applicant
Nicholas McGonigle, PE, Trans-Pacific Engineering Corp.
Craig McAnally, Township Manager
David Sander, Esq., Township Solicitor
Krista Heinrich, PE, Township Engineer
Aaron Kostyk, Chairman, Township Planning Commission
John Gallagher, PennDOT
Mirlene Saintval, PennDOT
Fran Hanney, P.E., PennDOT District 6-0

Attachments: A. Aerial Image of Site
B. Applicant's Submitted Sketch Plan



612 Germantown Pike
MCPC#250215001

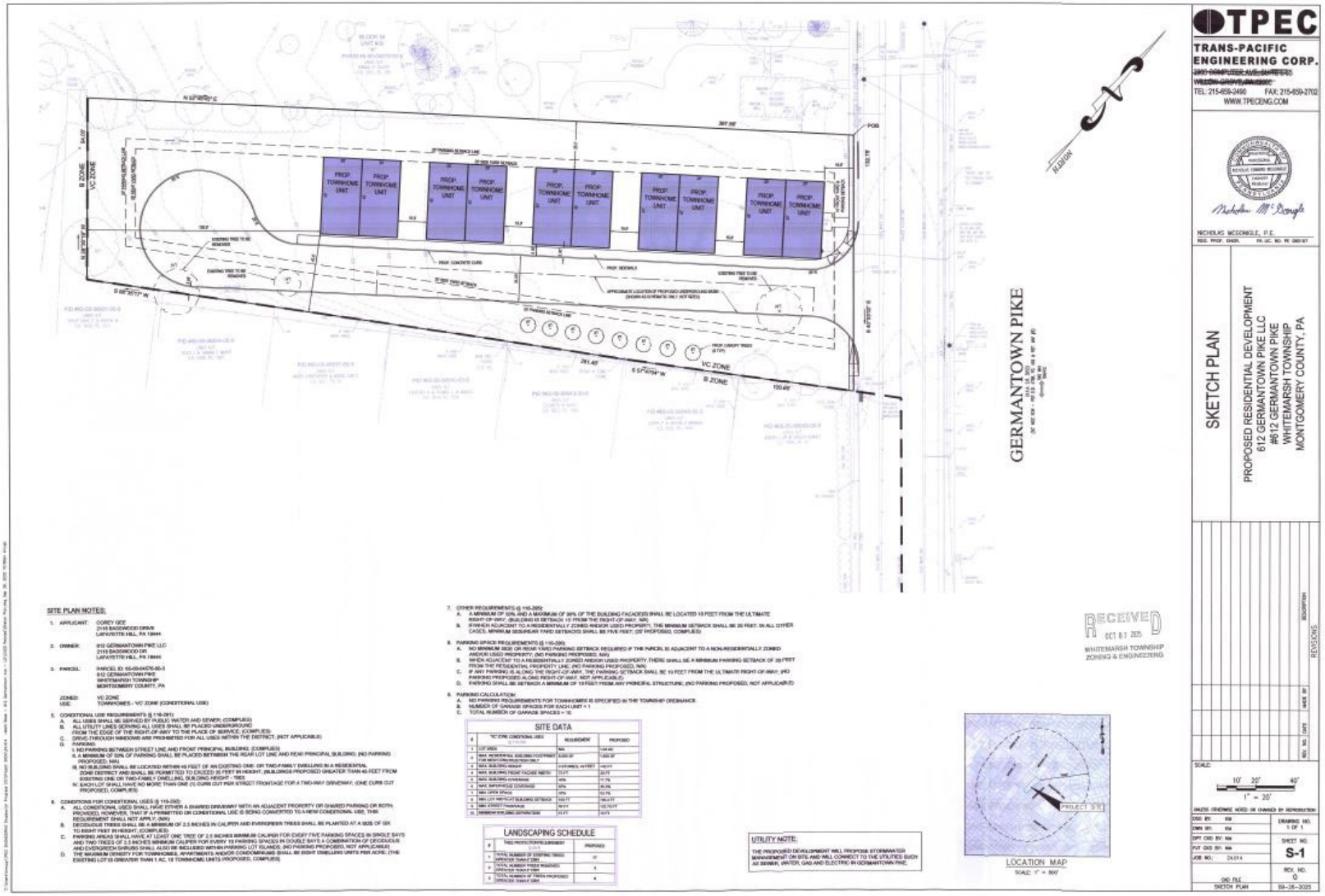
Montgomery County Planning Commission

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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/plancom

Aerial photography provided by Nearmap



TPEC
TRANS-PACIFIC ENGINEERING CORP.
TEL: 215-659-2400 FAX: 215-659-2702
WWW.TPECENG.COM

NICHOLAS MCGONIGLE, P.E.

SKETCH PLAN

PROPOSED RESIDENTIAL DEVELOPMENT
612 GERMANTOWN PIKE LLC
#612 GERMANTOWN PIKE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PA

SCALE: 1" = 20'

DRAWING NO. 1 OF 1
SHEET NO. S-1
REV. NO. 0
SKETCH PLAN 09-26-2025