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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 27, 2025

Mr. Aaron Walizer, MPA, Township Manager
Upper Frederick Township
3205 Big Road
Zieglerville, Pennsylvania 19492

Re: MCPC # 25-0225-001
Plan Name: 429 Fagleysville Road
(3 lots comprising 8.97 acres)
Situate: Fagleysville Road (south)/between Keyser Road (south) and Big Road (north)
Upper Frederick Township

Dear Mr. Walizer:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 21, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Nancy J. Schodle, proposes to subdivide an existing 8.97-acre lot into three lots. Lot 1 is proposed to be 80,215 square feet in area, which would include the retention of an existing single-family detached and domestic water well, and a proposed new septic system. Lot 2 is proposed to be 176,010 square feet in area and includes a proposed domestic water well and septic system. Lot 3 is proposed to be 122,241 square feet in area and includes a proposed domestic water well and septic system. Lot 3 is proposed as a flag lot, with the majority of the lot being located behind lot 1 and taking access via a 50-foot strip of land between Lots 1 and 2. The properties are located in the R-80 Land Preservation District. All proposed lots conform to the dimensional standards of the R-80 District, with the exception of an existing nonconforming front setback for proposed Lot 1.

COMPREHENSIVE PLAN COMPLIANCE

Upper Frederick Township Comprehensive Plan (2020)

The *Upper Frederick Township Comprehensive Plan* states that “the Regional Comprehensive Plan forms the basis for future land use and zoning decisions in the Township,” (page 54). Given that the proposal appears generally consistent with the regional comprehensive plan, as discussed below, the proposal also appears generally consistent with the township comprehensive plan.

Central Perkiomen Valley Regional Comprehensive Plan (2014 Update)

The subject property is located within the "Rural Resource Conservation Area" within the Future Land Use Plan contained in the *Central Perkiomen Valley Regional Comprehensive Plan.* The Rural Resource Conservation Area permits residential development at a maximum density of two dwelling units per acre, which the proposal conforms to. When residential development is proposed in the Rural Resource Conservation Area, a minimum of 25% green space is also recommended. Given the large lot sizes proposed, the proposal appears to generally conform to the vision for a residential development within the Rural Resource Conservation Area.

Montco 2040: A Shared Vision (2015; amended 2021)

The subject property is split between "open space" and "rural resource area" within the Future Land Use Plan contained in *Montco 2040: A Shared Vision*. The proposed land use—low-density residential development—is generally consistent with these future land use categories. The proposal aligns with the rural resource area vision that "New development should fit in with the overall rural character, and homes should be hidden from view, either through topography or landscaping," (page 88). Although the Open Space Future Land Use category primarily seeks to conserve existing natural and agricultural areas, the description does allow for the "limited expansion of existing development on privately owned land," (page 89).

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have not identified any significant planning issues.

CONCLUSION

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 (25-0225-001) on any plans submitted for final recording.

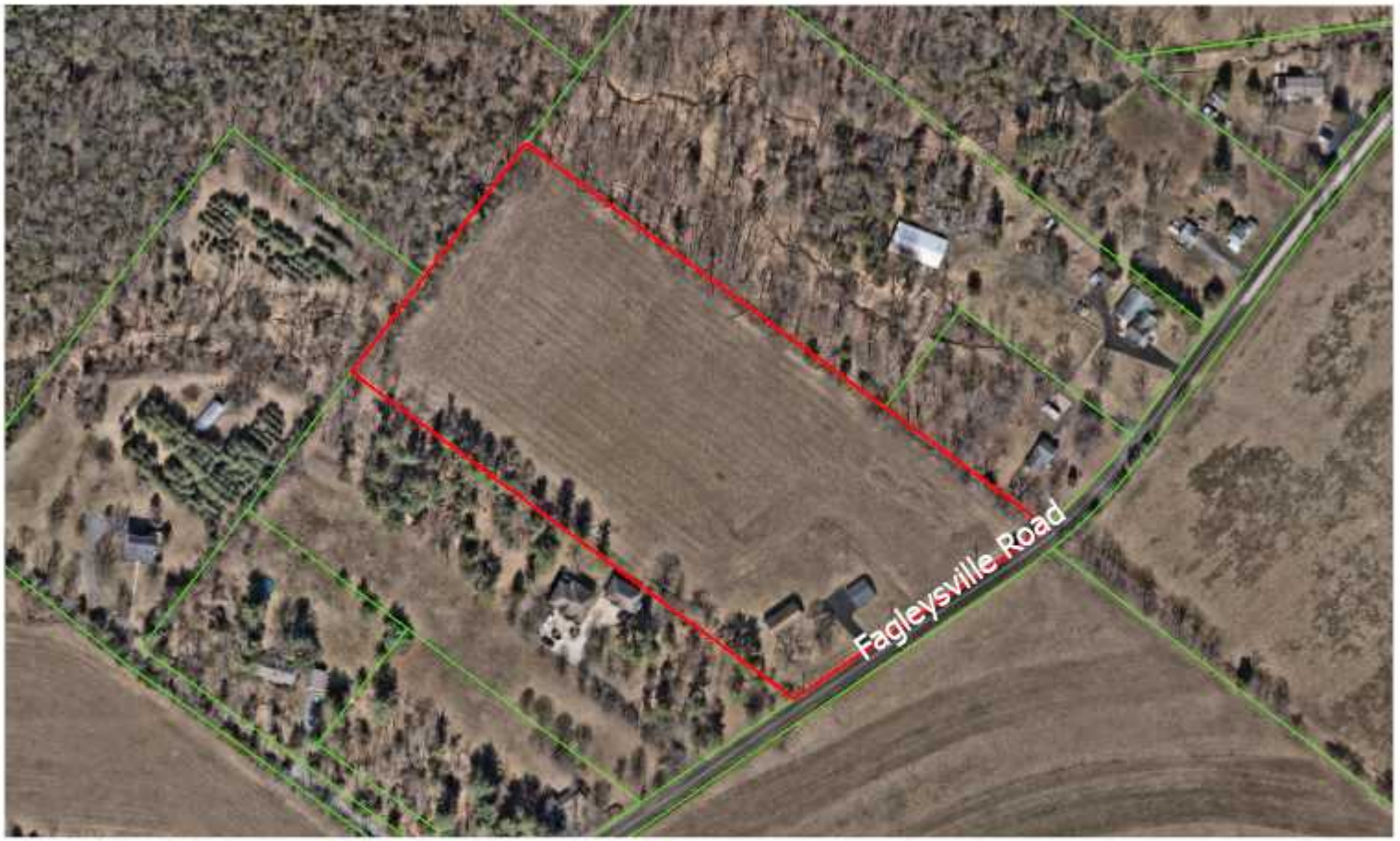
Sincerely,

Timothy Konetchy

Timothy Konetchy, Senior Community Planner
timothy.konetchy@montgomerycountypa.gov – 610-292-4917

c: Vicki Kushto, Esq., Township Solicitor
Jesssica Buck, District Manager, MCCD

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



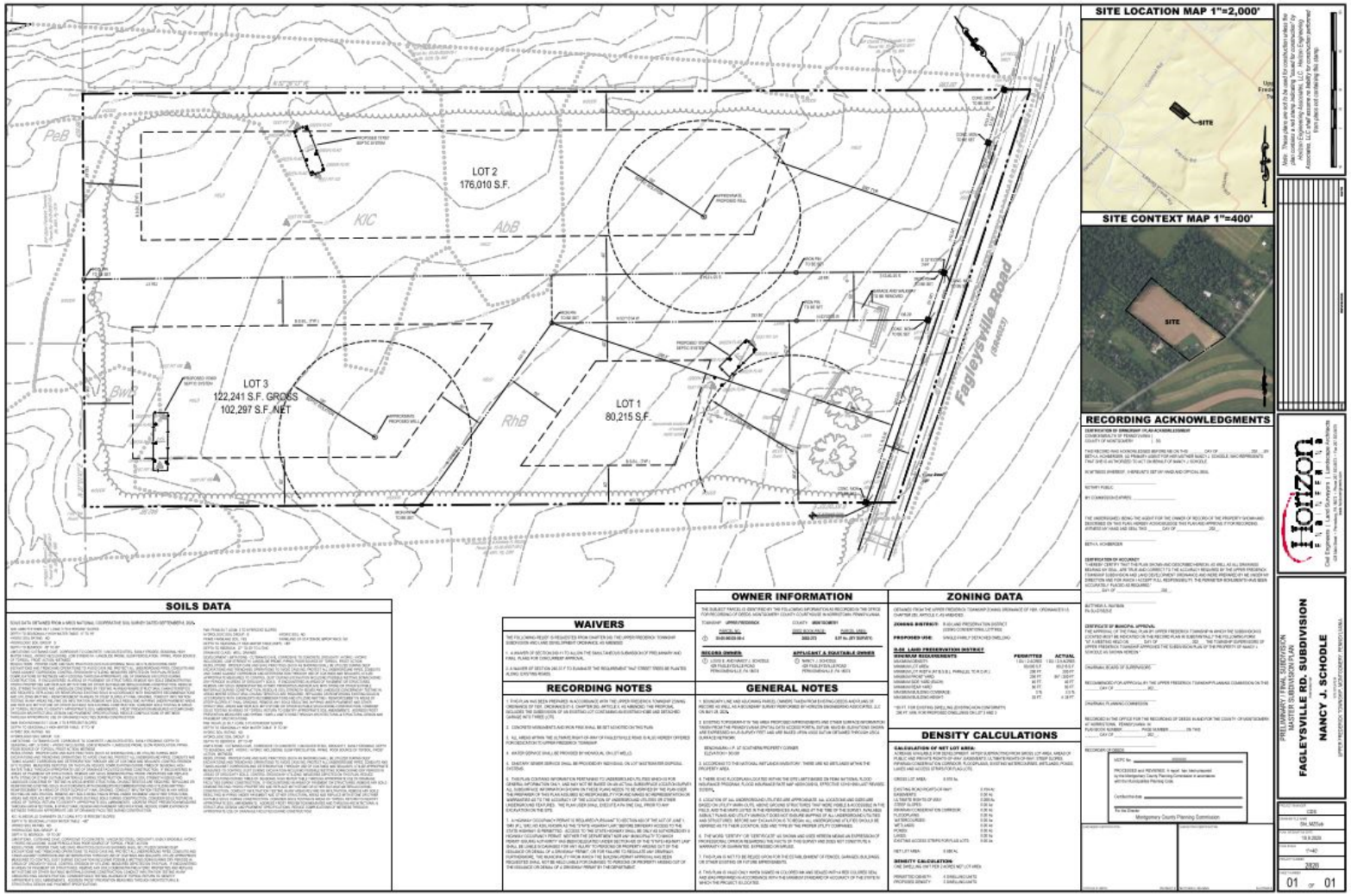
429 Fagleysville Road
MCPC#250225001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


LOT 2
176,010 S.F.
LOT 3
122,241 S.F. GROSS
102,297 S.F. NET
LOT 1
80,215 S.F.
Fagleysville Road
(SR4012)
SITE LOCATION MAP 1"=2,000'
SITE CONTEXT MAP 1"=400'
SITE
RECORDING ACKNOWLEDGMENTS
SOILS DATA
WAIVERS
OWNER INFORMATION
ZONING DATA
RECORDING NOTES
GENERAL NOTES
DENSITY CALCULATIONS
PRELIMINARY / FINAL SUBDIVISION
MASTER SUBDIVISION PLAN
FAGLEYSVILLE RD. SUBDIVISION
NANCY J. SCHODLE
Horizon
Civil Engineers | Land Surveyors | Landscape Architects