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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 16, 2026

Ms. Alice Eastmure, Township Manager
Skippack Township
4089 Heckler Road—Box 164
Skippack, Pennsylvania 19474

Re: MCPC #25-0249-001
Plan Name: Agostino Utilities NPDES
(1 lot comprising 10.44 acres)
Situate: 4454 Skippack Pike
Skippack Township

Dear Ms. Eastmure:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 2, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant proposes to construct three separate commercial buildings, totaling 64,432 square feet on a 10.44-acre tract located at 4454 Skippack Pike. It is noted that these buildings will be used for storage of construction vehicles and equipment. Access is taken off an existing driveway, partially located on an adjacent parcel, that currently serves an existing single-family dwelling. The dwelling unit is proposed to remain. Four infiltration basins are also proposed throughout the site.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) is hesitant to support the applicant's proposal. 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

STORMWATER

1. The infiltration basins should be naturalized to ensure improved stormwater performance, reduce maintenance cost, and enhance the aesthetics of the site.

2. Given the proximity to the floodway, special care should be taken during construction to not damage any existing riparian buffer.

3. The township should be aware that the floodway can get overrun with the increased intensity of storms. The floodway is likely larger than what is depicted on the plan and the stormwater BMPs need to remain functional should they get flooded. Additionally, if there is a floodplain outside of the floodway, it should be shown on the plan.

4. It is recommended that any improvements on the site are constructed as far as possible from the floodway and completely outside of the floodplain. Please refer to Section 169-65 of the township's Subdivision and Land Development Ordinance (SALDO).

5. The stone/gravel area that is proposed throughout the site should be designed to ensure sediment and stone does not enter the basins or the floodway. If this area is in the actual floodplain, MCPC recommends paving the area to reduce stone/gravel/sediment being washed away.

TRANSPORTATION

1. An HOP from PennDOT will be needed along with an access easement agreement from the adjacent property owner. If the intent is to utilize the existing driveway on the adjacent property for access, MCPC recommends having that driveway as the only point of access. It is unclear on the plans what the proper access is.

2. The township should ensure that the existing bridge crossing the floodway can handle heavy trucks that may access the rear of this site. An improved stream crossing might be needed.

3. MCPC recommends installing sidewalks along Skippack Pike.

ZONING

1. Contractor storage areas and equipment storage buildings are not a permissible use in the General Commercial District. Section 200-27.C(1) and (2) outline regulations allowed in the district.

2. MCPC feels that this proposed development does not meet the legislative intent outlined in Section 200-27.A. Specifically, "to preserve and build upon the strengths of Skippack Village and Creamery Village as the core areas of the Township" and "to provide reasonable standards for the development of commercial, office, service and community uses to serve the needs of the Township residents and workers."

CONCLUSION

We wish to reiterate that MCPC is hesitant to support the applicant's proposal and we believe that our suggested revisions will better achieve Skippack 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 (25-0249-001) on any plans submitted for final recording.

Sincerely,



Stephen Zbyszinski, Senior Farmland Preservation Planner
stephen.zbyszinski@montgomerycountypa.gov - 610-278-5960

c: 4454 Skippack Pike LLC, Applicant
Joshua Hoagland, Applicant's Representative
Paul Fox, Chrm., Township Supervisors

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



4454 Skippack Pike, LLC
MCPC#250249001

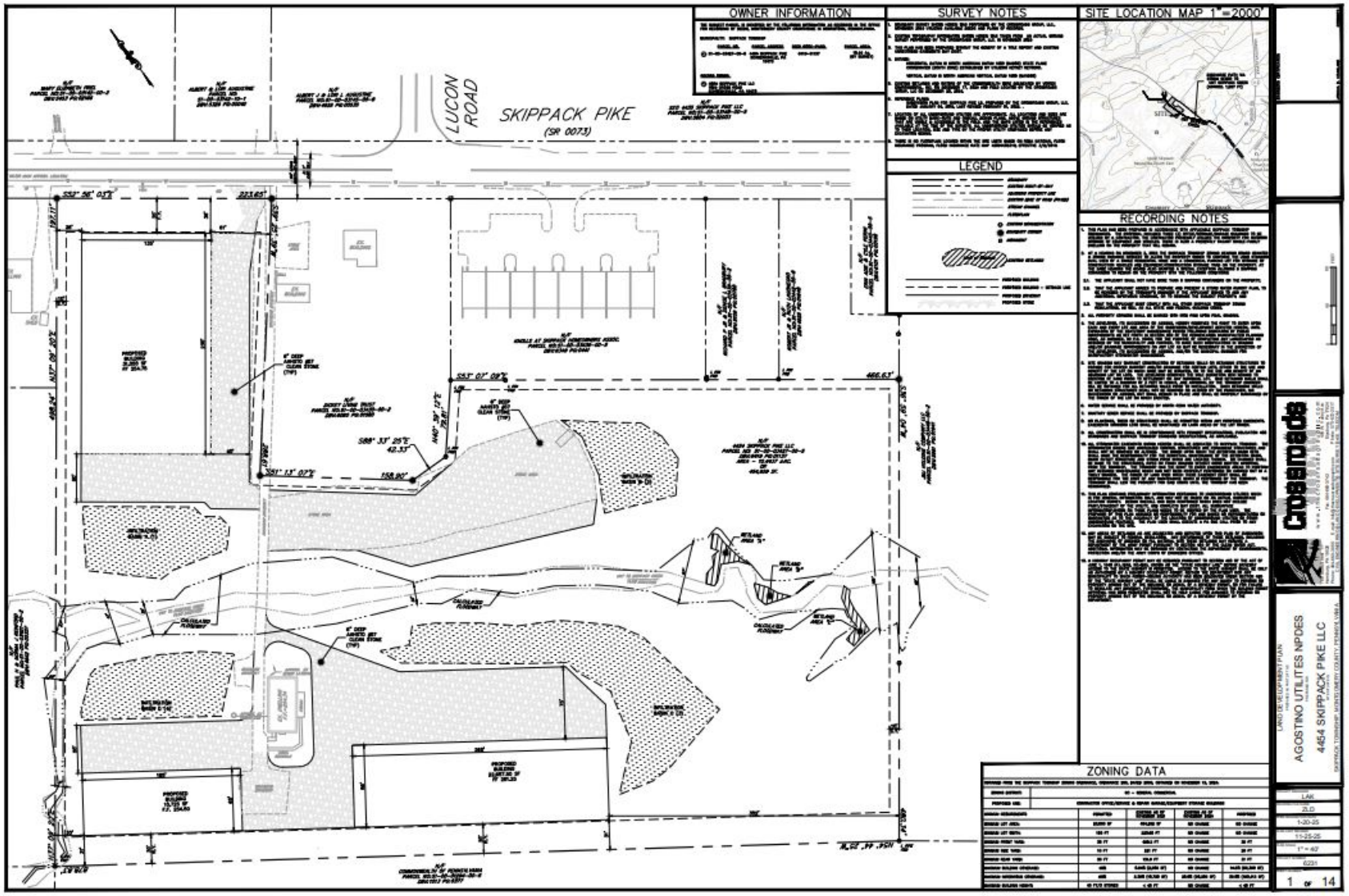
Montgomery County Planning Commission

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www.montcopa.org/plancom

Aerial photography provided by Nearmap


OWNER INFORMATION
SURVEY NOTES
SITE LOCATION MAP 1"=2000'
LEGEND
RECORDING NOTES
ZONING DATA
LUCON ROAD
SKIPPACK PIKE
(SR 0073)
AGOSTINO UTILITES NPDES
4464 SKIPPACK PIKE LLC
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