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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 27, 2026

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

Re: MCPC #25-0259-001
Plan Name: Snyder Square Car Wash
(1 lot comprising 1.00 acres)
Situate: Snyder Square Drive/Cowpath Road
Hatfield Township

Dear Mr. Hutt:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 19, 2025. We forward this letter as a report of our review.

BACKGROUND

Bohler Engineering's proposed land development plan for Houston Equities II, LP calls for constructing a car wash facility at the intersection of Cowpath Road (Main Street/SR 0463) and Snyder Square Drive in Hatfield Township. The site (County Parcel ID 35 00 02218 03 3) is within the SC Shopping Center zoning district and will require a special exception for the car wash use. The parcel is approximately 26.15 acres. The car wash building will be 5,561 square feet and include 5 parking spaces and 16 vacuum spaces. Additional features include a monument sign, a trash enclosure, a vacuum equipment enclosure, ADA-compliant ramps, sidewalks, and traffic striping.

The applicant requests two waivers for the proposed project. The first waiver is from §250-67 and §250-68 of the Subdivision and Land Development Ordinance, allowing a combined Preliminary and Final Land Development review. The second waiver is under §250-38.C.(2), which requires a minimum number of trees to be planted on the development parcel.

COMPREHENSIVE PLAN CONSISTENCY

COUNTY COMPREHENSIVE PLAN

The proposed land development aligns with the goals and policy direction of Montco 2040: A Shared Vision, particularly within the plan's Vibrant Economy, Sustainable Places, and Connected Communities themes.

Focused Development in Areas with Existing Infrastructure

Montco 2040 prioritizes new development and reinvestment in areas already served by infrastructure rather than greenfield expansion. The subject property is located within an established commercial corridor and shopping center district along Cowpath Road, a county-served roadway with existing utilities and access points. The proposal is an infill redevelopment of an already-developed commercial site, consistent with the plan's goal to "encourage development and transformative investment where infrastructure already exists".

Support for a Vibrant Local Economy

The plan advances economic vitality by retaining and attracting businesses that serve residents and generate employment and tax revenue. The proposed car wash introduces a modern, service-oriented commercial use in a designated commercial zoning district, supporting the shopping center's ongoing viability without expanding the site's footprint or intensity beyond permitted limits. This aligns with Montco 2040's Vibrant Economy goals, including adaptability to changing market conditions and reinvestment in aging commercial areas.

Community Character and Compatibility

By locating the use internally within an existing shopping center and limiting disturbance to a defined area, the plan supports Montco 2040's goal of enhancing community character while accommodating appropriate commercial reinvestment, rather than introducing incompatible land uses or large-scale site disruption.

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

DESIGN ISSUES

A. Noise Mitigation. We observe that the subject tract is near an existing residential development on Snyder Drive. Accordingly, consideration of noise impacts from the proposed development is warranted. Noise from car washes stems primarily from dryers, vacuum stations, compressors, and queuing vehicles, producing steady hums and intermittent peaks that are often more disruptive to nearby residences than overall decibel levels suggest. The location of access points and vacuum arrays matters as much as distance, and nighttime operation, if planned, will heighten sensitivity because peak demand overlaps with lower ambient noise floors. Without mitigation, noise can compound with other nuisance factors such as idling, music, and extended dwell time at vacuums; in denser corridors, this can create compatibility conflicts with housing.

   Our office suggests that the applicant or their representatives review with municipal officials what, if any, steps will be taken to minimize adverse impacts from this planned facility. Measures may include hour limits, acoustic baffling, restrictions on vacuum placement, and measurable dBA performance standards at property lines.

B. Waiver Request/Tree Replacement. According to the submitted application, the applicant's engineer has indicated that a waiver is sought for the tree-planting requirements outlined in §250-38.C.(2). Our office suggests that municipal officials consider whether other locations within the shopping center property, including parking lot planting islands and around stormwater areas, can accommodate tree plantings.

   We advise you that tree plantings in and around suburban shopping centers play an important role in improving site function and community character. Beyond adding aesthetic value, trees reduce heat buildup

from large parking lots and buildings, improve stormwater management, enhance pedestrian comfort and walkability, and support wayfinding by structuring circulation routes and edges. They also buffer noise, glare, and visual impacts along arterials and residential transitions, signal quality and reinvestment to retailers and tenants, and support compliance with landscape, stormwater, and zoning requirements. Altogether, they help convert what would otherwise be vehicle-dominated commercial parcels into more environmentally responsible, legible, and attractive places.

MISCELLANEOUS

A. Assignment of MCPC Number. When an application is submitted to the County for review, staff assign a unique nine-digit MCPC number to the plan. Please note that "25-0259-001" has been reserved for this submission. To make the recording process more efficient, all plans presented for recording at this office should include the MCPC number on the appropriate sheets 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 of this proposal, the applicant must present the plan to our office for seal and signature before recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

Kevin Chavous

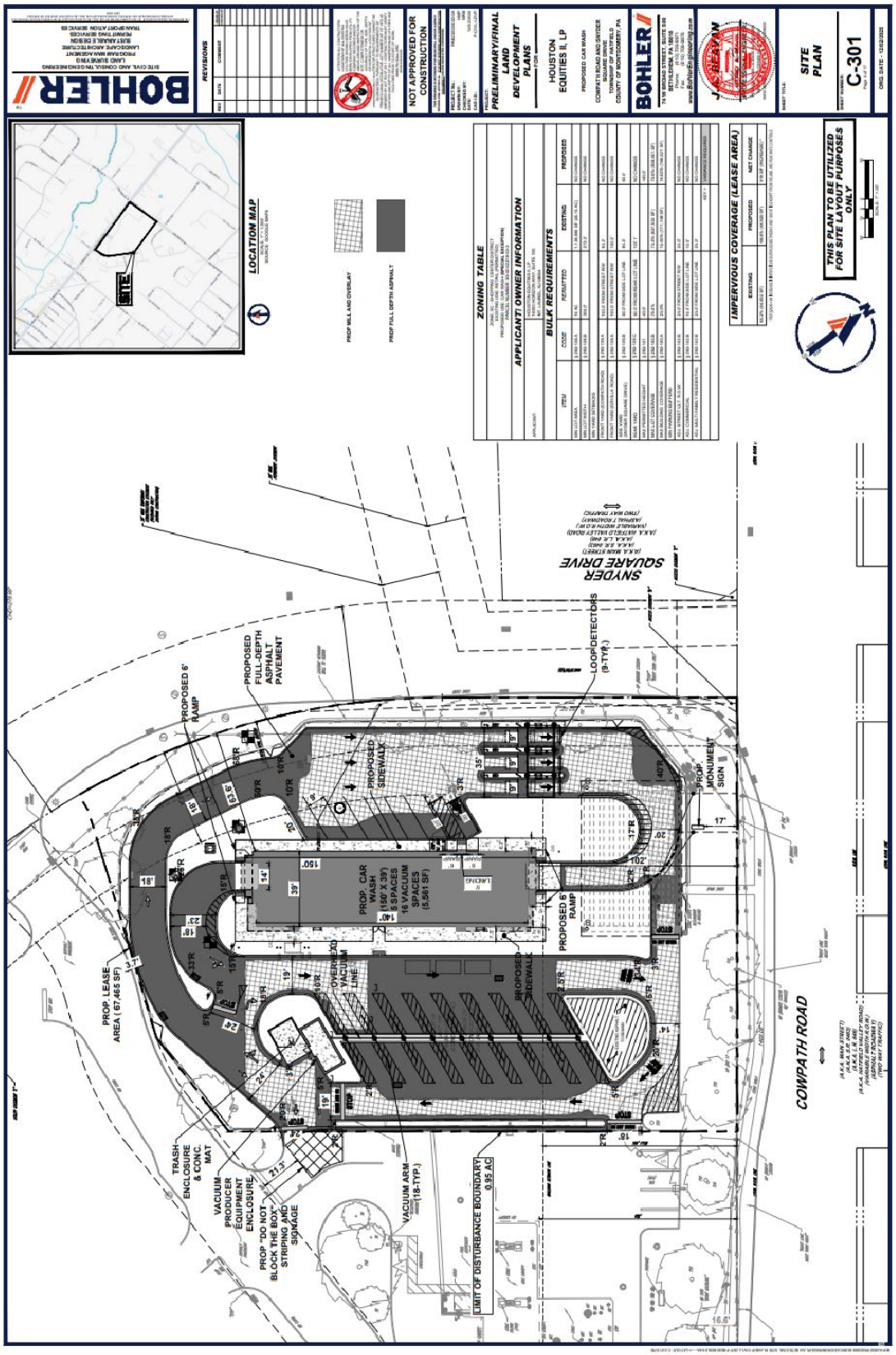
Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner
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C: Houston Equities II, LP, Applicant
Bohler Engineering, Inc., Applicant's Engineer
Aaron Bibro, Township Manager

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



Snyder Square Car Wash
MCPC#250259001


BOHLER
REVISIONS
NOT APPROVED FOR CONSTRUCTION
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
HOUSTON EQUITIES II, LP
PROPOSED CAR WASH
COMPATH ROAD AND SNYDER SQUARE DRIVE
TOWNSHIP OF MONTGOMERY
COUNTY OF MONTGOMERY, PA.
SITE PLAN
C-301
LOCATION MAP
SITE
ZONING TABLE
APPLICANT/ OWNER INFORMATION
BULK REQUIREMENTS
IMPERVIOUS COVERAGE (LEASE AREA)
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY
PROP MILL AND OVERLAY
PROP FULL DEPTH ASPHALT
SNYDER SQUARE DRIVE
COWPATH ROAD
PROPOSED FULL-DEPTH ASPHALT PAVEMENT
PROPOSED 6' RAMP
PROPOSED SIDEWALK
LOOP DETECTORS (9-TYP.)
PROP. MONUMENT SIGN
PROP. CAR WASH (150' X 39') 16 SPACES 16 VACUUM SPACES (5,561 SF)
LANDING
OVERHEAD VACUUM LINE
PROPOSED SIDEWALK
PROPOSED 6' RAMP
PROP. LEASE AREA (67,466 SF)
TRASH ENCLOSURE & CONC. MAT
VACUUM PRODUCER EQUIPMENT ENCLOSURE
PROP "DO NOT BLOCK THE BOX" STRIPING AND SIGNAGE
VACUUM ARM (18-TYP.)
LIMIT OF DISTURBANCE BOUNDARY 0.95 AC