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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

March 23, 2026

Ms. Beth Gooch, Director of Administration and Community Development
Franconia Township
671 Allentown Road
Telford, Pennsylvania 18969

Re: MCPC #26-0012-001
Plan Name: Harry M. & Mary Ann Shoemaker
(1 lot comprising 26.47 acres)
Situate: Leidy Road and West Cherry Lane
Franconia Township

Dear Ms. Gooch:

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 January 15, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Carly Virnelson, has prepared a preliminary land development plan for the property located at 302 Leidy Road. Approximately 6.35 acres of the 26.47-acre parcel will be impacted by development, including a new building, access driveway, and parking area to be utilized by Virnelson Diesel Services. The subject property is located within the LI - Limited Industrial Zoning District.

RECOMMENDATION

A. Landscaping Plan and Parking Lot Landscaping: Upon review of the submitted plans, we note that the applicant has requested a waiver from Section 122-66 of the township's Subdivision and Land Development Ordinance, which requires the preparation of a landscaping plan, as well as a waiver from Section 122-68, which requires the incorporation of parking lot landscaping. In accordance with the township's Subdivision and Land Development Ordinance, we recommend that the applicant incorporates parking lot landscaping and reflect these improvements within a comprehensive landscaping plan. As a resource, the applicant may wish to reference Montgomery County's Sustainable Green Parking Lots Guidebook.

B. Street Trees: Section 122-69.A.(1) of the township's Subdivision and Land Development Ordinance requires street trees along all existing streets that abut or lie within a proposed subdivision or land

development. No street trees are shown on the submitted plan. We recommend that the township require street trees in accordance with the ordinance.

C. Site Design: In reviewing the land development plan, the proposed building is located approximately 400 feet from the existing structure, necessitating additional driveway length and impervious coverage that may not be necessary. In speaking to the township, it is our understanding that the applicant has an open land development application to expand the existing building at some point in the future, but this has been delayed. Should that expansion no longer be anticipated, we recommend that the applicant consider siting the proposed structure closer to the existing building to minimize site disturbance and impervious coverage.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Franconia 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 (*#26-0012-001*) on any plans submitted for final recording.

Sincerely,

Douglas Maisey, Senior Planner
douglas.maisey@montgomerycountypa.gov - 610-278-3737

c: Carly Virnelson, Applicant
Cowan Associates, Inc., Applicant Representative
Gerald DeLong, Chmn., Township Planning Commission
Eric Wert, Esz., Township Solicitor
Russell Dunlevy, Township Engineer
Joseph A. Zadlo, Township Planner

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



Harry M. & Mary Ann Shoemaker
MCPC#2600012001

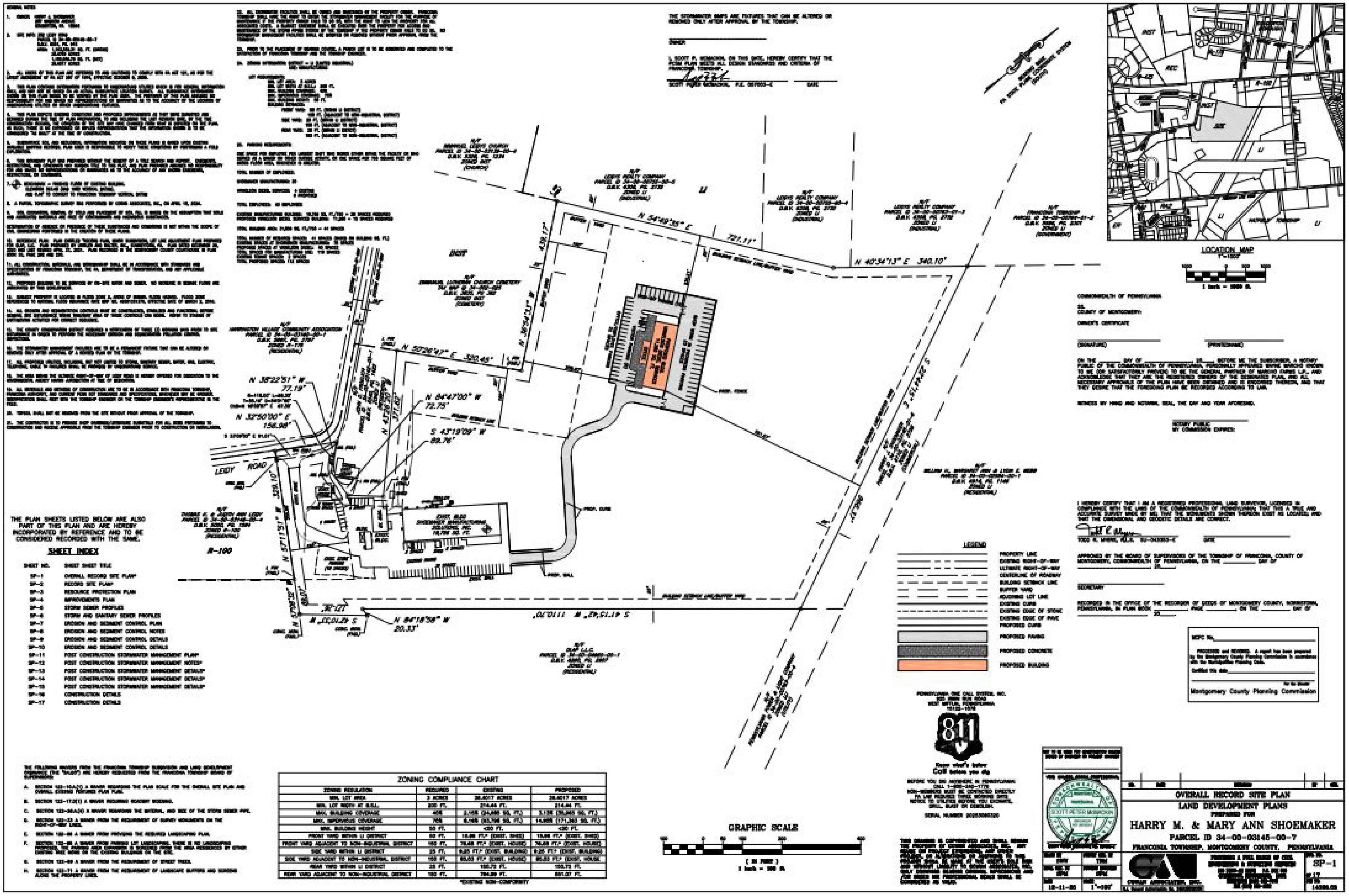
Montgomery County Planning Commission

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Aerial photography provided by Nearmap



ZONING COMPLIANCE CHART

ZONING REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	3 ACRES	28.4017 ACRES	28.4017 ACRES
MIN. LOT WIDTH AT B.S.L.	200 FT.	214.44 FT.	214.44 FT.
MAX. BUILDING COVERAGE	40%	2.15% (24,885 SQ. FT.)	3.13% (36,045 SQ. FT.)
MAX. IMPERVIOUS COVERAGE	75%	8.16% (93,798 SQ. FT.)	14.00% (171,383 SQ. FT.)
MAX. BUILDING HEIGHT	50 FT.	<30 FT.	<30 FT.
FRONT YARD WITHIN LI DISTRICT	50 FT.	15.88 FT.* (EXIST. SHED)	15.88 FT.* (EXIST. SHED)
FRONT YARD ADJACENT TO NON-INDUSTRIAL DISTRICT	150 FT.	78.48 FT.* (EXIST. HOUSE)	78.48 FT.* (EXIST. HOUSE)
SIDE YARD WITHIN LI DISTRICT	25 FT.	9.25 FT.* (EXIST. BUILDING)	9.25 FT.* (EXIST. BUILDING)
SIDE YARD ADJACENT TO NON-INDUSTRIAL DISTRICT	150 FT.	60.03 FT.* (EXIST. HOUSE)	60.03 FT.* (EXIST. HOUSE)
REAR YARD WITHIN LI DISTRICT	25 FT.	155.72 FT.	155.72 FT.
REAR YARD ADJACENT TO NON-INDUSTRIAL DISTRICT	150 FT.	794.89 FT.	551.07 FT.

*EXISTING NON-CONFORMITY