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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

February 20, 2026

Mr. E.J. Mentry, Township Manager
Lower Providence Township
100 Parklane Drive
Eagleville, Pennsylvania 19403

Re: MCPC #26-0018-001
Plan Name: 225 S Trooper Rd
(Existing: 3 lots comprising 1.284 acres)
(Proposed: 2 lots comprising 1.284 acres)
Parcel ID: 430015238001, 430015238109, 430015238118
Situate: South Trooper Road near Rogers Road
Lower Providence Township

Dear Mr. Mentry:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 24, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Short Stuff & Company, Inc., proposes to subdivide the site, currently three parcels, into two lots (a proposed "Unit 1" and "Unit 2"). Currently on the site is a daycare center and one detached single-family home. The single-family home would occupy Unit 1, and the daycare center would occupy Unit 2. The entire site lies within the R-2 zoning district.

RECOMMENDATION AND COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the proposal, with some reservations. The proposed subdivision appears to create nonconformities in relation to the use, setback requirements, and minimum lot size requirements of the R-2 zoning district. The applicant's objective and any hardships claimed are not clear in the submission. It is our understanding that the applicant intends to amend their proposal and resubmit it to the township.

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 (*26-0018-001*) on any plans submitted for final recording.

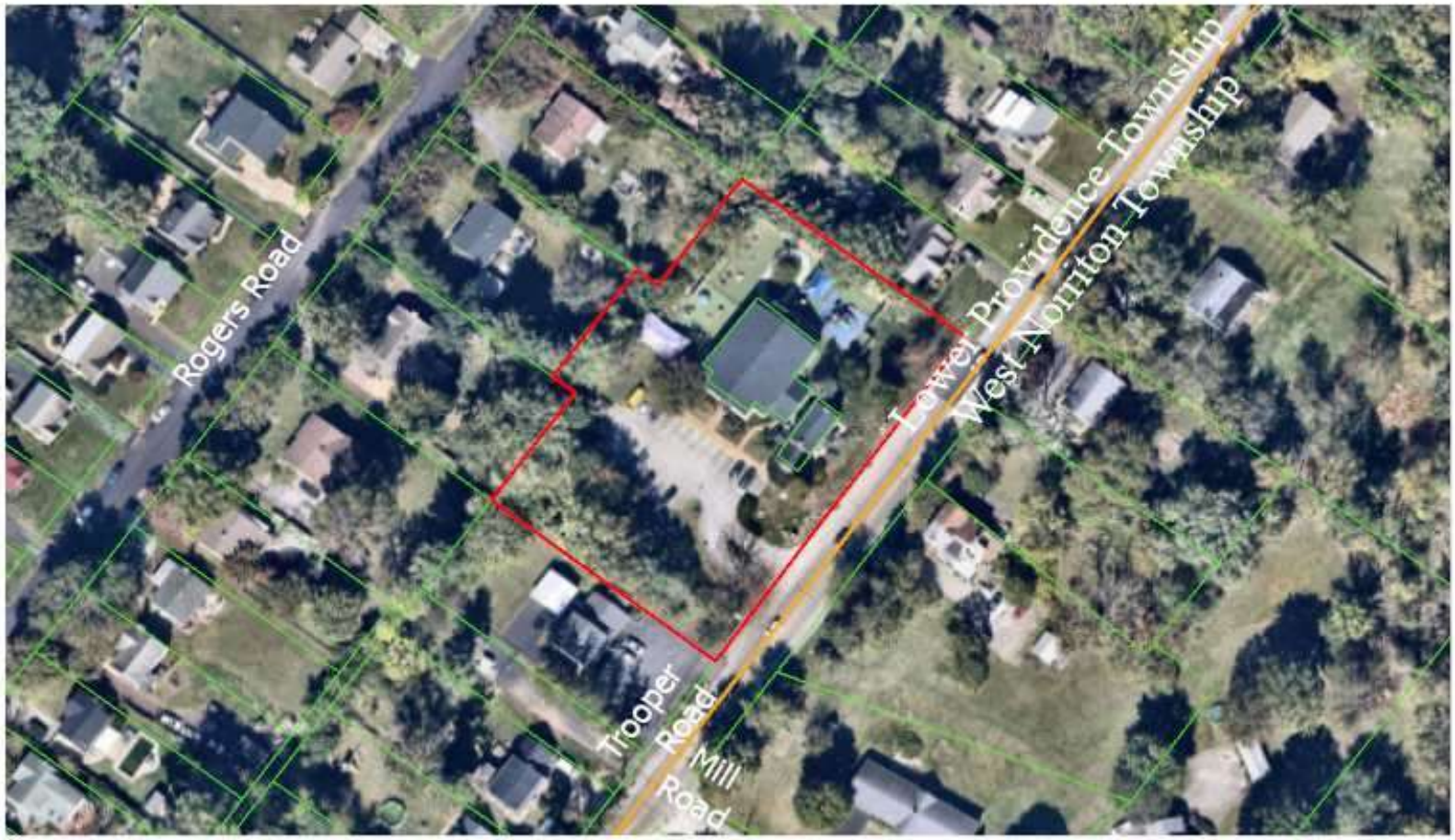
Sincerely,



Austin Mosby, AICP
County Planner II
(610) 278-3529
austin.mosby@montgomerycountypa.gov

c: Short Stuff & Company, Inc., Applicant
Ron Adkins, Applicant's Contact
Teddy Starling, Applicant's Attorney
Adam Supplee, Chair, Township Planning Commission
Mike Mrozinski, Dir., Township Community Development
Lauren Gallagher, Township Solicitor
Timothy Woodrow, Township Engineer

Attachments: A. Areial Image of Site
B. Reduced Copy of applicant's Proposed Site Plan

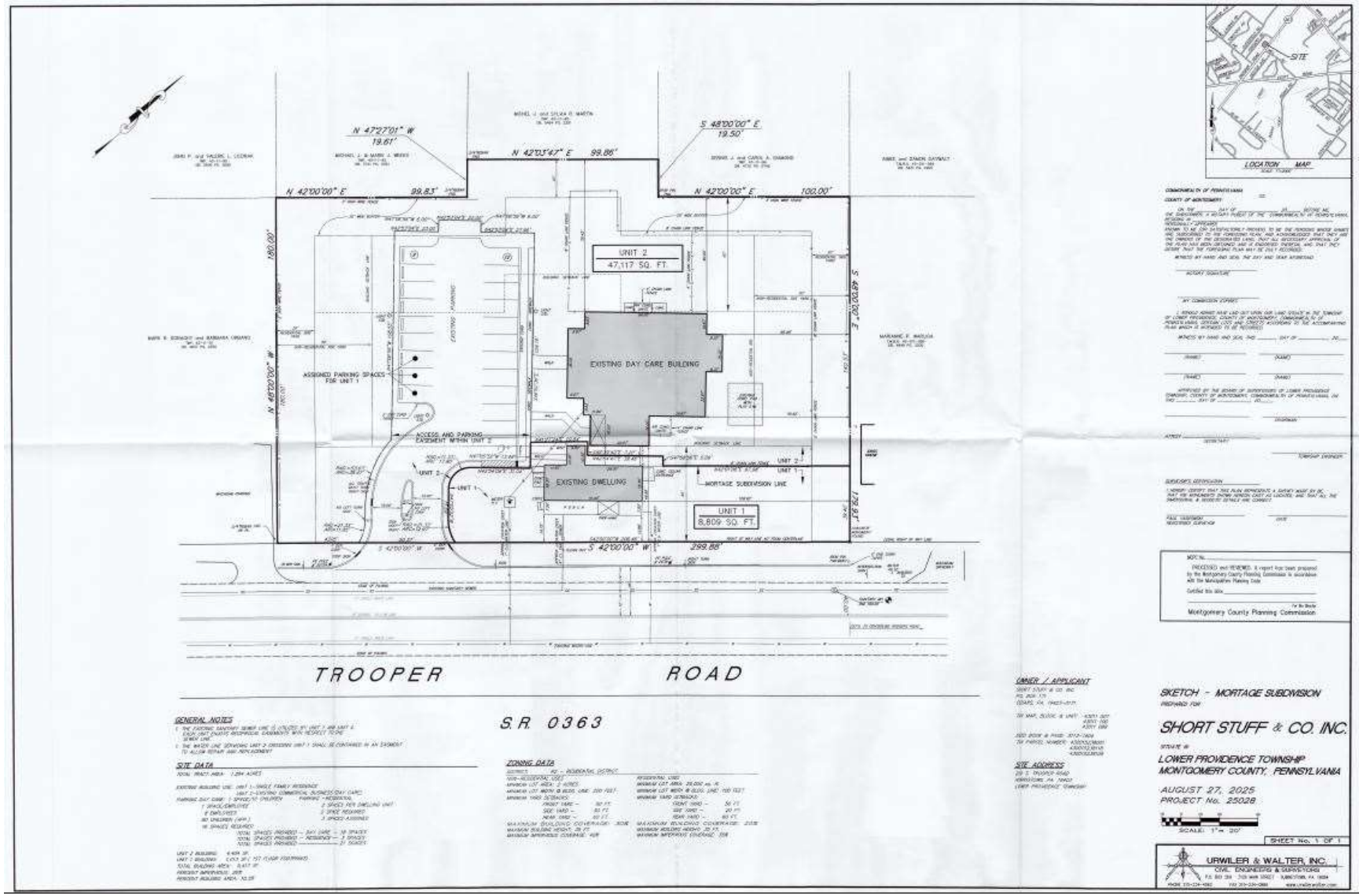


225 South Trooper Road
MCPC#260018001

Montgomery County Planning Commission

0 50 100 200 Feet

N


SITE
LOCATION MAP
N 47°27'01" W 19.61'
N 42°03'47" E 99.86'
S 48°00'00" E 19.50'
N 42°00'00" E 99.83'
N 42°00'00" E 100.00'
UNIT 2 47,117 SQ. FT.
EXISTING DAY CARE BUILDING
ASSIGNED PARKING SPACES FOR UNIT 1
ACCESS AND PARKING EASEMENT WITHIN UNIT 2
EXISTING DWELLING
MORTAGE SUBDIVISION LINE
UNIT 1 8,809 SQ. FT.
S 42°00'00" W 399.88'
S 48°00'00" E 178.91'
N 48°00'00" W 180.00'
TROOPER ROAD
S.R. 0363
GENERAL NOTES
SITE DATA
ZONING DATA
OWNER / APPLICANT
SITE ADDRESS
SKETCH - MORTAGE SUBDIVISION
SHORT STUFF & CO. INC.
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
AUGUST 27, 2025
PROJECT No. 25028
SCALE: 1" = 200'
SHEET No. 1 OF 1
Montgomery County Planning Commission
URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS