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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

May 15, 2026

Ms. Cecile Daniel, Manager
Perkiomen Township
1 Trappe Road
Collegeville, Pennsylvania 19426-1829

Re: MCPC #26-0095-001
Plan Name: Proposed Storage Building
(1 lot comprising 7.41 acres)
Parcel ID: 48-00-00226-00-5
Situate: Rahns Road (Bridge Road); north of Betcher Road
Perkiomen Township

Dear Ms. Daniel:

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 April 8, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, M&H Development LLC c/o Troy Maniscalco, submitted a Preliminary/Final Land Development Plan proposing a 2,740-square foot storage building, a 440-square foot garage addition, and 3,710 square feet of gravel driveway, which will impact 2.1% of the lot at 81 Rahns Road. The entire lot constitutes 7.41 acres north of the intersection between Rahns Road and Betcher Road.

The property is located within Perkiomen's Industrial Zoning District where office and storage uses are permitted. The front of the site contains an existing single-family detached dwelling, which is a non-conforming use. The applicant applied for and was granted the following variances from the ordinance by the Zoning Hearing Board.

- § 310-168, Permitted Uses. To permit the existing non-conforming office with storage and single-family dwelling uses.
- § 310-21, Expiration. To allow up to five years to obtain permits for the proposed improvements instead of six months.

- § 310-171.B.(3), Additional Setbacks. To permit a principal building less than 100 feet from the adjacent residential zoning district (30 feet).
- § 310-171.B.(4), Additional Setbacks. To permit a parking area less than 500 feet from the adjacent residential zoning district (30 feet).
- § 310.171.C.(4), Maximum height and coverage requirements. To permit a maximum accessory building height greater than 15 feet since the proposed Storage Building is 22.8 feet.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision – We find the proposed development to be generally consistent with the county comprehensive plan. The plan indicates that the site is located in a designated growth area that is already developed with homes and businesses, and that underutilized sites in this area will redevelop and intensify with infill development. The property is located on the boundary of the Business Area and Suburban Residential Area of thepPlan's Future Land Use Map. Business areas are concentrations of employment-oriented land uses which may include offices, service businesses, and industrial parks. Suburban Residential Areas are residential areas which may include single-family detached homes as primary uses and small-scale supporting office uses as secondary uses.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal.

REVIEW COMMENTS

STORMWATER BASIN

§ 247-307.A.(7) of the SALDO requires Permanent Grasses or stabilization measures shall be established on the sides of all earthen basins within 5 days of initial construction. Perkiomen Township may require erosion control matting to be installed inside the basin or on the basin embankment.

We support the plan's proposed use of Riprap on the embankment leading to the stormwater basin and encourage that it be installed in adherence with the requirements above.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal.

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 (*#26-0095-001)* on any plans submitted for final recording.

Sincerely,

Adam Schantz, Community Planner II
610-278-3887 – adam,schantz@montgomerycountypa.gov

c: Troy Maniscalco, Applicant
Christopher Yohn, Yohn Engineering, Applicant's Engineer
Brett Coleman, Chair, Township Planning Commission
John Moran, Township Zoning Officer
Nicholas Szeredai, Township Engineer

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



81 Rahns Road
MCPC#260095001

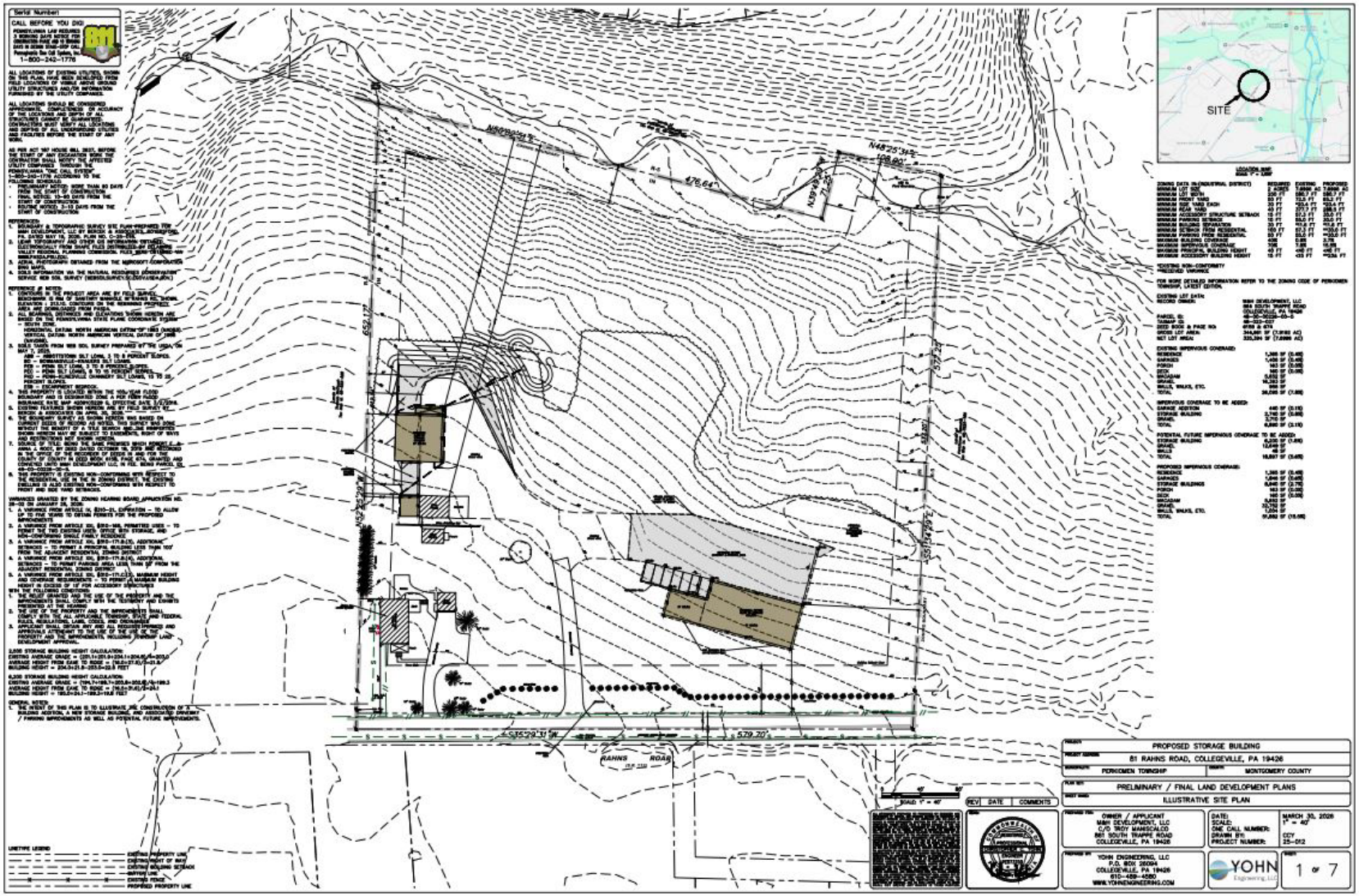
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/planning

Aerial photography provided by Nearmap


SITE
PROPOSED STORAGE BUILDING
81 RAHNS ROAD, COLLEGEVILLE, PA 19426
PERKIOMEN TOWNSHIP
MONTGOMERY COUNTY
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
ILLUSTRATIVE SITE PLAN
OWNER / APPLICANT
MMH DEVELOPMENT, LLC
C/O TROY MANISCALCO
881 SOUTH TRAPPE ROAD
COLLEGEVILLE, PA 19426
YOHN ENGINEERING, LLC
P.O. BOX 26094
COLLEGEVILLE, PA 19426
610-489-4050
WWW.YOHNENGINEERING.COM
MARCH 30, 2026
1" = 40'
CCY
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RAHNS ROAD