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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

May 27, 2026

Ms. Donna Ziegler, Borough Manager
Royersford Borough
300 Main Street
Royersford, Pennsylvania 19468

Re: MCPC #26-0118-001
Plan Name: Keith Kline Conditional Use
(1 lot comprising 0.20 acres)
Parcel IDs: 19-00-01068-00-2
Situate: 10 N. Fifth Avenue, near Main Street
Royersford Borough

Dear Ms. Ziegler:

We have reviewed the above-referenced conditional use application as you requested on April 28, 2026. We forward this letter as a report of our review.

BACKGROUND

Keith Kline has submitted an application for a conditional use permit to install a digital sign on the premises of 10 N. Fifth Avenue, a 0.20-acre parcel (ID: 19-00-01068-00-2) located near Main Street. The current land use of the premises is mixed-use, including a real estate office. The digital sign, which will advertise this business, will be 24 square feet in size and contain a 14-inch tall by 63-inch wide top sign with the Kline Real Estate Works logo, a 3-foot tall by 5-foot wide full color Electronic Message Center with a 41-inch tall by 63-inch wide cabinet size, and a 3-foot tall grey stone base with a poured concrete top. The parcel is located in the Office Residence (O-R) Base Zoning District.

The applicant originally applied for a Conditional Use Permit for the digital sign from Royersford Borough on April 6, 2026. On April 28, 2026, the borough denied the permit, as the original site plan of the proposal violated Section 475-129.A.(2) of the Royersford Borough Zoning Code, which states that a digital, free-standing sign must be set back 5 feet from the right-of-way (ROW). The original site plan did not provide any setback. The current site plan of the proposal, dated April 20, 2026, shows that the sign is 10 feet from the ROW line.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the Montgomery County Planning Commission's 2015 comprehensive plan, includes this parcel in the Designated Growth Area on its development potential map and the Town Center Area on its future land use map. The Designated Growth Area includes the most logical places in the county for future growth and development, and almost all new non-residential development should be in these areas. The Town Center Area future land use includes a mix of pedestrian-oriented retail, office, institutional, and high-density residential development in and around the traditional downtowns of the county.

In addition, the 2017 Royersford Borough Comprehensive Plan includes this parcel in the Neighborhood Business Area on its future land use map. The plan states that the Neighborhood Business Area provides for less-intensive commercial uses compatible with the surrounding homes, including offices.

Because this proposal does not change the use of the premises, which is a mixed-use building with a real estate office that is similar to the other businesses and residences on its block, the Montgomery County Planning Commission finds this proposal consistent with the *Montco 2040* Comprehensive Plan and the 2017 Royersford Borough Comprehensive Plan.

RECOMMENDATION/CONCLUSION

The Montgomery County Planning Commission generally supports the applicant‘s proposal without further comment, as the applicant has addressed what Royersford Borough has required in regards to the set back of the sign from the ROW line.

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.

Sincerely,

Russell Livolsi

Russell Livolsi, Transportation Planner I
Russell.Livolsi@montgomerycountypa.gov - 610-278-3638

c: Keith Kline, Applicant
William Hanebury, Chrm., Borough Planning Commission

Attachments: A. Aerial View of Site
B. Copy of Overall Site Plan

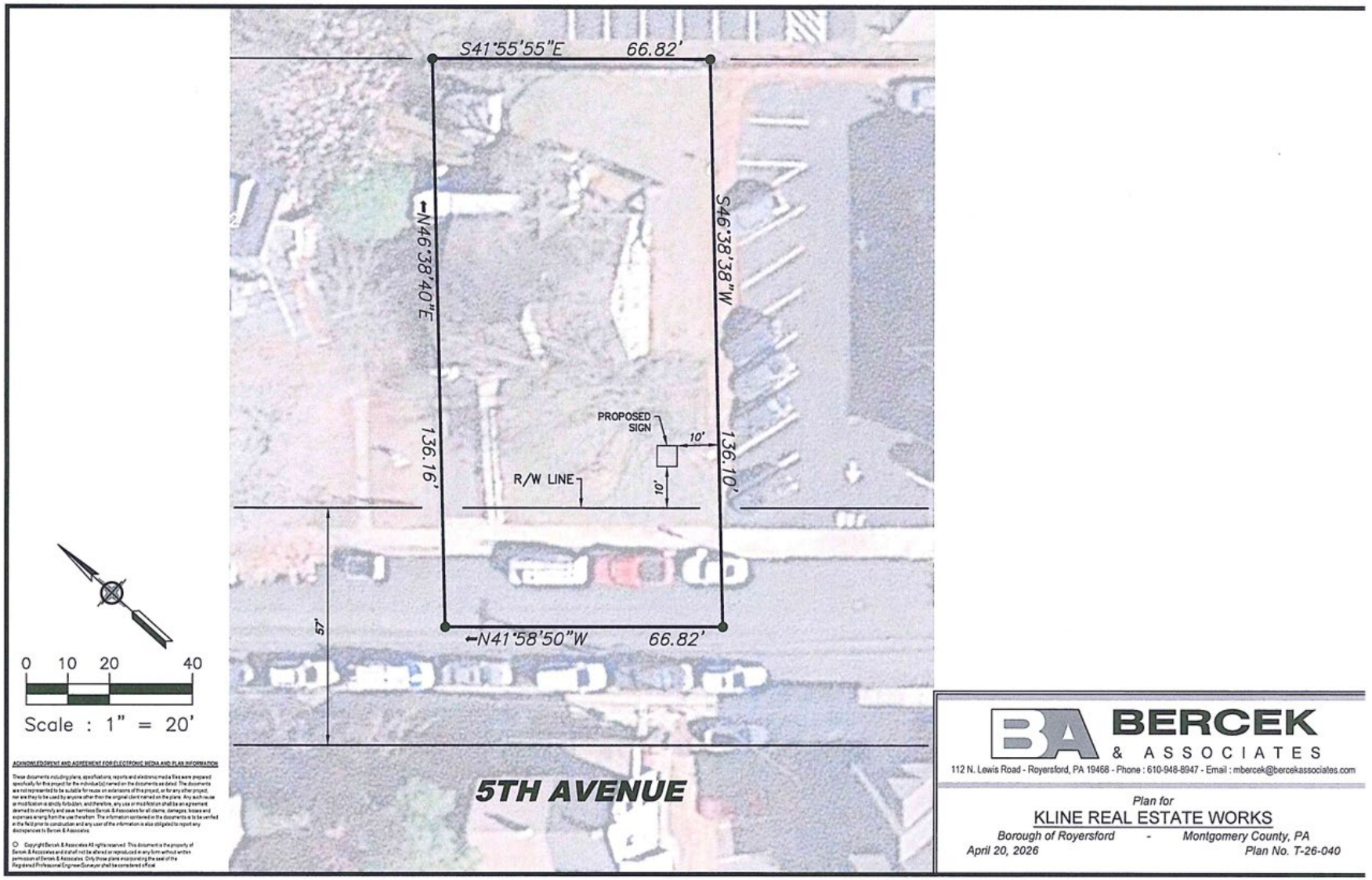


Keith Kline Conditional Use
MCPC #26-0118-001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial Imagery provided by Nearmap

0 20 40 Feet

N


S41°55'55"E 66.82'
N46°38'40"E
S46°38'38"W
136.16'
136.10'
PROPOSED SIGN
10'
10'
R/W LINE
45'
N41°58'50"W 66.82'
0 10 20 40
Scale : 1" = 20'
5TH AVENUE
BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com
Plan for
KLINE REAL ESTATE WORKS
Borough of Royersford - Montgomery County, PA
April 20, 2026
Plan No. T-26-040