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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

June 18, 2026

Ms. Riley McGrath, Zoning Officer & Planning Coordinator
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, Pennsylvania 19034

Re: MCPC #26-0140-001
Plan Name: 620 Meadowbrook Avenue
(1 lot comprising 0.21 acres)
Parcel ID: 540011771064
Situate: Meadowbrook Avenue at Douglas Street
Upper Dublin Township

Dear Ms. McGrath:

We have reviewed the above-referenced preliminary land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 22, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant has submitted a preliminary land development plan for 620 Meadowbrook Avenue in Upper Dublin Township. The lot is zoned Single-Family Attached and is 0.21acres in total. The proposal involves redevelopment of the property with a two-family attached dwelling (twin duplex) and associated site improvements, including a new driveway, pedestrian access improvements, stormwater management facilities, and utility connections. The plan materials note that the previous duplex dwelling that once existed on the property has been demolished.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and Upper Dublin Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING

We note that the Zoning Hearing Board previously granted zoning relief for this property, including a variance from Section 255-39.B(2) to permit a duplex on a lot containing 9,243 square feet where 12,000 square feet was otherwise required, a special exception pursuant to Section 255-39.B(2) to permit the duplex use, and a variance from Section 255-139 to permit a driveway without the required turn-around area. Because the current submission proposes a twin duplex/two-family attached dwelling, the township should confirm that the use and dimensional relief previously granted remain applicable to the current plan as submitted.

EXISTING FEATURES AND LANDSCAPING

The township should confirm that all existing trees and other significant site features along the eastern property line are accurately shown on the existing features plan. If any existing trees are proposed for removal, the plan should identify them clearly and demonstrate compliance with any applicable township landscaping or replacement requirements.

PEDESTRIAN ACCESSIBILITY

The plan proposes stepping stones as part of the pedestrian access to the dwelling. The township and applicant should ensure that the entry design provides a safe, stable, and accessible pedestrian route. In our view, a more conventional sidewalk treatment would likely function better than stepping stones for long-term usability.

DRIVEWAY CIRCULATION

We note that a variance was granted from Section 255-139 to permit a driveway without the required turn-around area. Even with that relief, the driveway layout shown on the plan appears potentially problematic for future maneuverability. Residents may need to carefully avoid other parked vehicles within the driveway and could be required to back into Meadowbrook Avenue near a curve in the street. The applicant should consider whether an alternative driveway design could be provided that would function more safely and more closely resemble the driveway arrangements serving other duplex properties on the street.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal but we believe that our suggested revisions will better achieve Upper Dublin’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

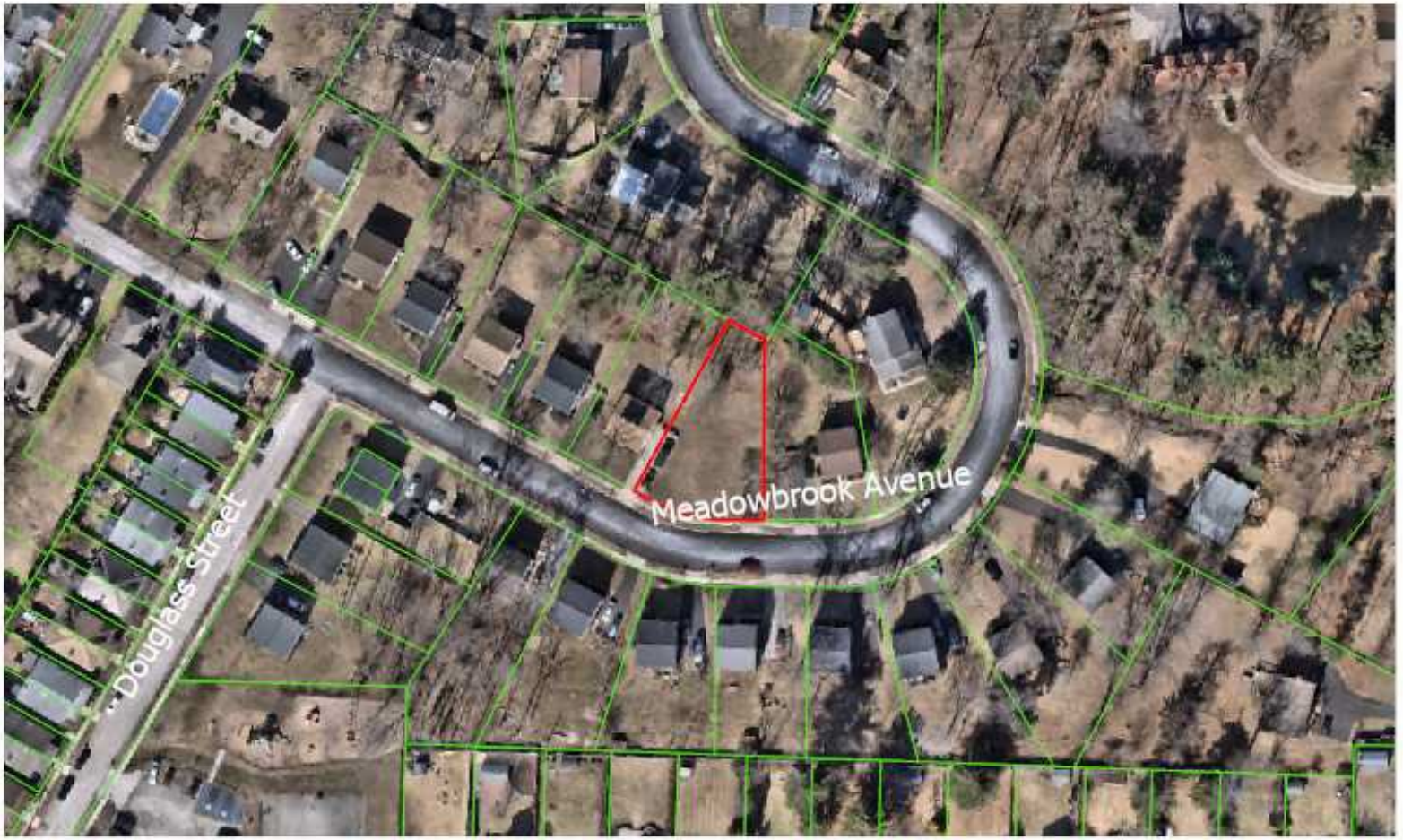
bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number 26-0140-001 on any plans submitted for final recording.

Sincerely,

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

c: Daniel McCloy, Applicant
Chad W. Brensinger, Applicant's Engineer
Kurt Ferguson, Township Manager
Michael Cover, Chairman., Township Planning Commission
Jonathan Blemmer, Assistant Township Manager
Thomas Fountain, Township Engineer

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



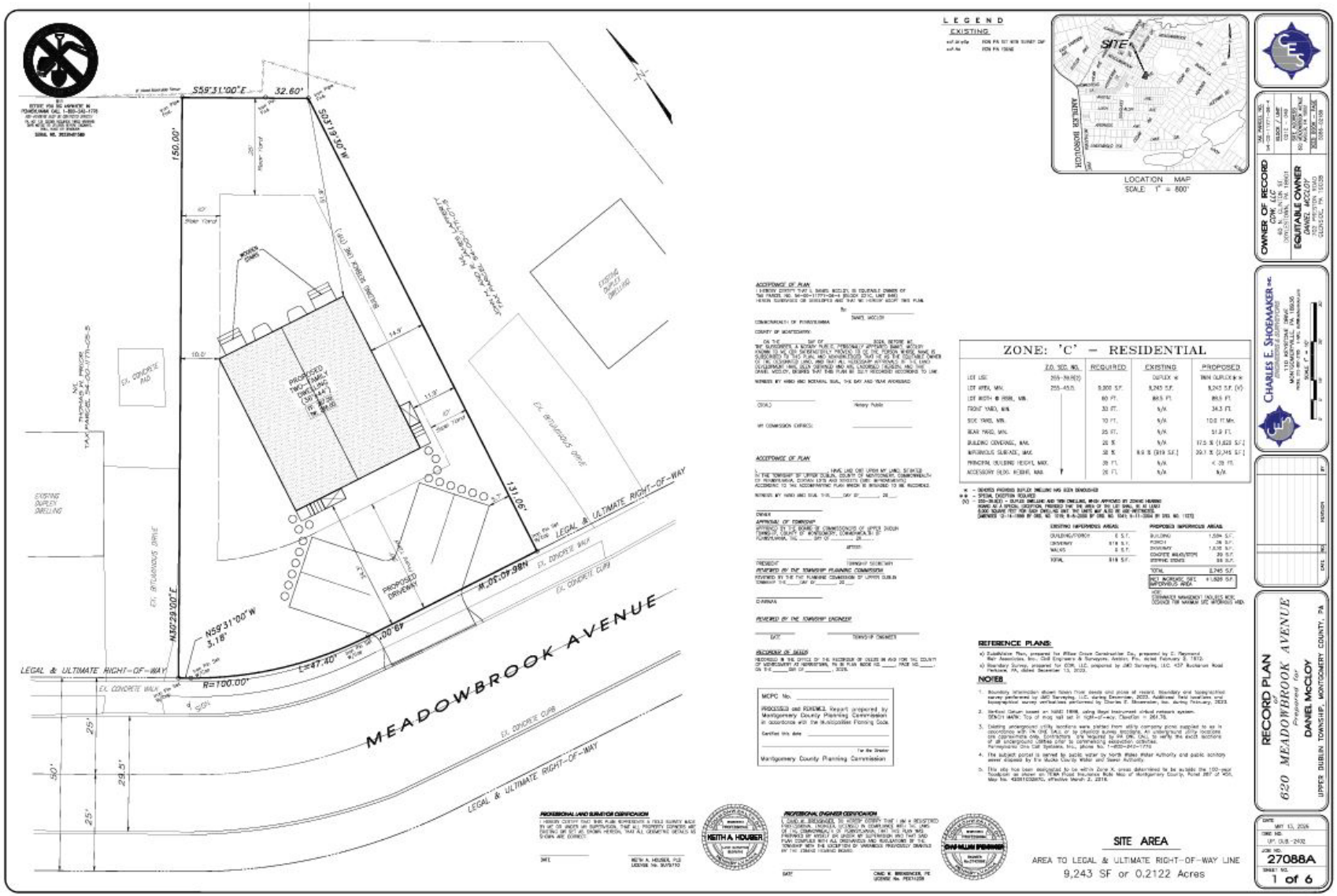
620 Meadowbrook Avenue
MCPC#260140001

Montgomery County Planning Commission

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Aerial photography provided by Nearmap


MEADOWBROOK AVENUE
LEGAL & ULTIMATE RIGHT-OF-WAY
PROPOSED DRIVEWAY
EX. CONCRETE CURB
EX. CONCRETE WALK
EXISTING DUPLEX DWELLING
EX. BITUMINOUS DRIVE
PROPOSED TWO FAMILY DWELLING
EX. CONCRETE PAD
EXISTING DUPLEX DWELLING
S59°31'00"E 32.60'
S03°19'10"W 131.06'
N30°29'00"E 150.00'
N59°31'00"W 3.18'
R=100.00'
L=47.40'
N.05°07'38"W
131.06'
LEGEND
EXISTING
SITE
LOCATION MAP
SCALE: 1" = 600'
ZONE: 'C' – RESIDENTIAL
REQUIRED
EXISTING
PROPOSED
REFERENCE PLANS:
NOTES:
SITE AREA
AREA TO LEGAL & ULTIMATE RIGHT-OF-WAY LINE
9,243 SF or 0.2122 Acres
OWNER OF RECORD
EQUITABLE OWNER
DANIEL McCLOY
CHARLES E. SHOEMAKER INC.
RECORD PLAN
620 MEADOWBROOK AVENUE
Prepared for
DANIEL McCLOY
UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PA
MAY 13, 2026
27088A
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