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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

July 9, 2026

Mr. William Walker, Township Manager
Horsham Township
1025 Horsham Road
Horsham, Pennsylvania 19044

Re: MCPC #26-0080-002
Plan Name: 1026 Limekiln Pike
(3 lots/2 dus on approximately 6.17 acres)
Situate: Limekiln Pike (east)/south of McKean Road
Horsham Township

Dear Mr. Walker:

We have reviewed the above-referenced conditional use plan as you requested on June 29, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Roseve Corp., is seeking conditional use approval to permit portions of proposed stormwater facilities to encroach into Zone Two of the Riparian Corridor Conservation District as part of a proposed residential subdivision.

COMPREHENSIVE PLAN COMPLIANCE

This area of Horsham Township is shown as Semi-Rural Residential in the Future Land Use Plan of the Horsham Township Comprehensive Plan. Semi-Rural Residential areas are characterized by individual large lots and established neighborhoods made up of single-family detached homes on lots of one acre or greater.

In addition, this area of the township is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are residential areas where single-family detached homes are the most prominent housing type and properties are often more auto-oriented with extensive landscaping on individual properties. Within Suburban Residential Areas, trees, steep slopes, wetlands, and other sensitive lands should be preserved as part of new developments.

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 comments that the applicant and Horsham Township may wish to consider prior to conditional use approval. Our review comments are as follows:

REVIEW COMMENTS

ENVIRONMENTAL IMPACT

Certain crossings of riparian corridors are permitted by conditional use to reduce the disturbance of environmentally sensitive resources, while recognizing the need for properties to make certain improvements, such as connecting to public utilities. We recommend the township apply conditions to meet the intent of the environmental resource protection section of the zoning ordinance, which includes requiring protection of environmentally sensitive features to the greatest extent possible. Some conditions to consider may include limitations on tree cutting, tree replacement as outlined in §198-39.D.(8) of the township's subdivision and land development ordinance, and restoration of the area of disturbance with natural vegetation to limit the growth of invasive species.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve Horsham Township's planning objectives for environmental protection.

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.

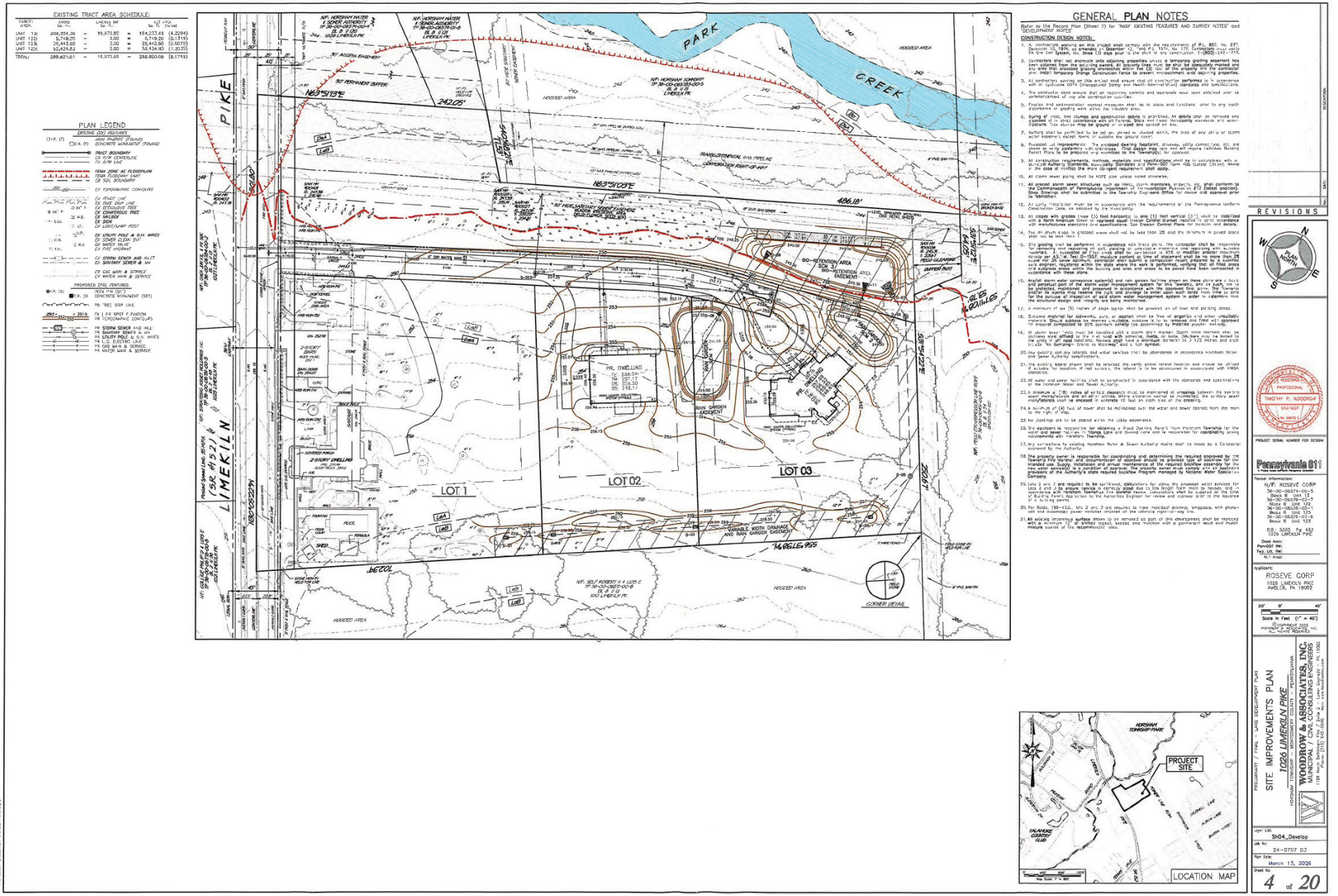
Sincerely,

Marley B Bice

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: Woodrow & Associates, Applicant's Representative
Michael Shinton, P.E., Township Director of Codes & Community Planning
Eric Coombs, Chrm., Township Planning Commission
Erik Garton, P.E. and Geoffrey Attanasio, P.E., Township Engineer
John F. Walko, Township Solicitor

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


EXISTING TRACT AREA SCHEDULE:
PLAN LEGEND
GENERAL PLAN NOTES
PARK
CREEK
PIKE
LIMEKILN
(SR 4152)
LOT 1
LOT 02
LOT 03
PR. DWELLING
RAIN GARDEN EASEMENT
VARIABLE WIDTH DRAINAGE AND RAIN GARDEN EASEMENT
CORNER DETAIL
LOCATION MAP
PROJECT SITE
REVISIONS
Pennsylvania 811
SITE IMPROVEMENTS PLAN
1026 LIMEKILN PIKE
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
Sh04_Develop
24-0707 D3
March 13, 2026
4 of 20



1026 Limekiln Pike
MCPC#260080002

Montgomery County Planning Commission

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Aerial photography provided by Nearmap