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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

August 4, 2026

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC #26-0187-001
Plan Name: H&A Allebach Sketch Plan
(2 lots comprising approximately 20.58 acres)
Parcel ID: 50-000-2017-003 and 50-000-4351-009
Situate: Main Street (Cross Street: Clemens Road (north),
Quarry Road (east), and Stover Road (west))
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 13, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, H&A Properties, Limited Partnership, has submitted a sketch plan proposing an extension to the Meadowbrook Plaza shopping center. The proposal includes a building addition to the St. Luke's Health Center with a new ambulance parking area. Additionally, the proposal includes a standalone 5,600-square-foot restaurant with drive-through near the shopping center entrance along Main Street (S.R. 63). Extensions to the parking lot and underground stormwater management facilities are also proposed.

The applicant's property, which currently consists of a shopping center with the Hennings Market and other commercial uses, and a parking lot with frontage along Main Street (S.R. 63). The property is located in the C-Commercial Zoning District. The adjacent property is in the MU Mixed-Use Zoning District and is currently undeveloped. The township is planning to preserve the undeveloped property as open space.

The sketch plan is associated with a proposed lot line change that would incorporate approximately 2.5 acres from the adjacent Allebach property into the H&A Property, a zoning map amendment to rezone the portion of land from MU Mixed-Use to C Commercial, and zoning ordinance amendment to the C Commercial District. We reviewed the lot line change and zoning map and ordinance amendments in separate review letters dated August 4, 2026

COMPREHENSIVE PLAN COMPLIANCE

A. Montco 2040. The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, the County's comprehensive plan, which shows the property within the Community Mixed Use Future Land Use area, and surrounded by Suburban Residential. Community Mixed Use Areas are local community focal points that typically have a significant retail or institutional element with surrounding residential uses.

B. Indian Valley Regional Comprehensive Plan. The proposal is also generally consistent with the Indian Valley Regional Comprehensive Plan which shows the area in the Designated Growth area, where development should be concentrated in order to preserve open space and rural character of surrounding areas.

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 township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

OVERALL COMMENT

The proposed development does not meet several of the development standards of the C-Commercial Zoning District. In addition, the proposed restaurant with drive-through is not currently permitted in the C-Commercial District (per § 164-69.A). The applicant has submitted a proposed zoning ordinance amendment, which we reviewed in a separate letter dated August 4, 2026.

TRANSPORTATION

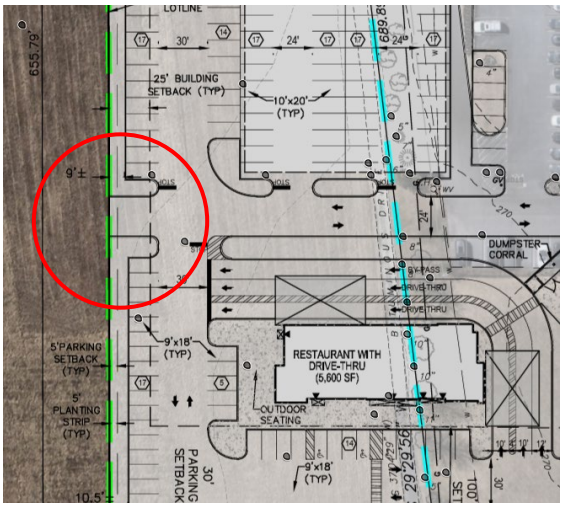
The proposed plan includes a large parking lot and circulation. Large parking lots can be difficult to navigate in car and on foot. We offer the following recommendations to consider for circulation and safety improvements.

A. Pedestrian Circulation. We recommend integrating more and planning for safe pedestrian connections between the proposed health center and the restaurants. In general, the plan does not include many pedestrian connections within the shopping center. The SALDO encourages "Provisions for pedestrian safety within a parking lot" through sidewalks, delineated crosswalks, traffic calming devices, and other measures (§ 142-35.B(6)).

1. *Drive-Through. Sa*fer pedestrian connections could be provided through the site and around the drive-through restaurant with a crosswalk across drive-through and bypass lanes. A sidewalk is shown on the plan along Main Street and would connect to the proposed restaurant, but no other walkways appear to be proposed on the site plan. We recommend considering how sidewalks and crosswalks could be integrated into the parking lot and drive-through design.

B. Vehicular Circulation.

1. *Parking Lot Drive Aisle*. At the eastern property line, the parking lot drive aisle looks like it is designed to continue onto the adjacent Allebach property (circled on the image, right). Considering that the township is planning to preserve the land as open space, we recommend that the drive aisle terminate and be buffered along the eastern property line as the rest of the proposed development would be.



2. *Drive-through Stacking*. Based on the plan provided, it appears that there may not be space for multiple cars to stack behind the drive-through ordering area. We recommend the applicant demonstrate that there would be sufficient stacking room to not interfere with parked cars and circulation.

LANDSCAPING

The sketch plan was not submitted with a landscape plan to review. Based on the plan provided, we recommend the following to improve the shade coverage, greenery, and aesthetics of the proposed shopping center and parking lot expansion.

A. Property Line Buffer. We recommend widening the buffer along the eastern property line. A 5-foot buffer is proposed between the parking lot and adjacent Allebach property. The adjacent property is currently undeveloped, and the township is planning to preserve the land as open space. Five feet is narrow to have a robust landscaped buffer. Shopping centers in the C Commercial District are required to have a 25-foot-wide planting strip along each property line that include shrubs and trees (§ 164-69.B.(13)).

B. Parking Lot Landscaping. Based on the plan provided, it appears that the applicant has proposed a parking lot layout and design that matches the existing parking lot, but we suggest that increasing the among of greenery and shade would improve the aesthetics and environmental impact.

1. To improve the appearance of large parking areas, provide shade, and reduce the amount of stormwater runoff (per §142-35.E(4)), we recommend adding more parking lot islands to break up the rows of parking stalls.

2. The applicant could consider naturalized parking lot landscaping for the parking lot planting islands. The township's SALDO encourages innovative stormwater management controls as part of parking lot landscape design (§ 142-35.B(7)).

STORMWATER MANAGEMENT

A. Operations and Maintenance. Two large underground stormwater management facilities are proposed to be located under the parking lot extension. The stormwater facility should have an operation and maintenance plan and be regularly cleaned out and maintained. We recommend that the stormwater facility be delineated so that maintenance crew knows where it is for cleaning and maintenance.

B. Landscaping. We recommend naturalized landscaping islands to help with stormwater infiltration. The stormwater basin under the parking lot cannot have landscaping on top. Therefore, we suggest that there be additional landscaping and shade around the parking lot perimeter.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford's planning objectives for shopping center development in the Commercial District.

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 26-0187-001 on any plans submitted for final recording.

Sincerely,

Claire Warner, Principal Community Planner I, AICP
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: H&A Properties, Limited Partnership, Applicant
Robert W. Gundlach, Jr., Esq. Applicant's Representative
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michele Fountain, P.E., Township Engineer
John Evarts, P.E., Township Engineer
Stephanie Butler, P.E., Township Traffic Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager

Attachments: A. Aerial Image of Site
B. Reduced Copy of Applicant's Proposed By-Right Site Plan

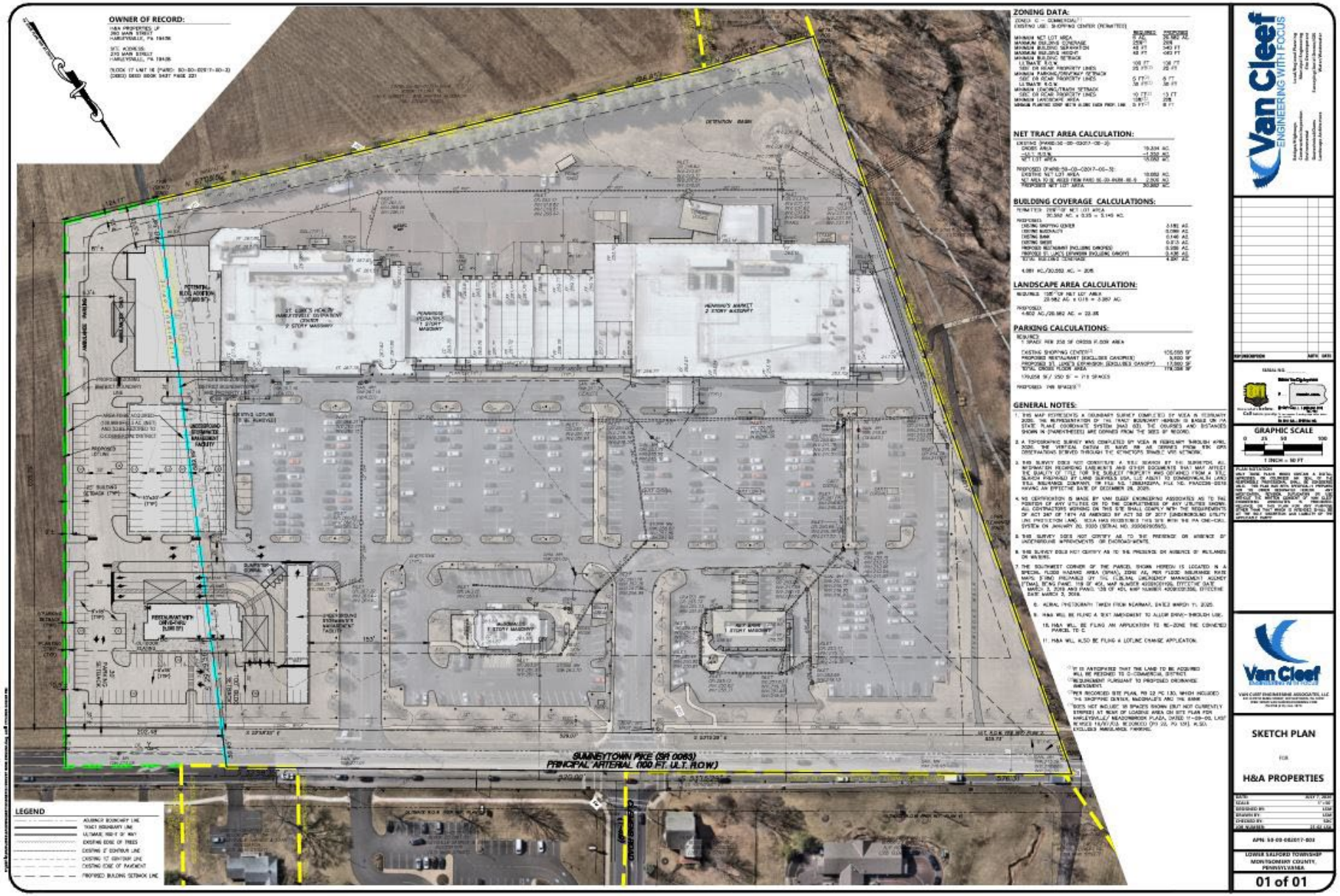


H&A Allebach Lot Line
MCPC#260187001

Montgomery County Planning Commission

0 200 400 800 Feet

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OWNER OF RECORD:
ZONING DATA:
NET TRACT AREA CALCULATION:
BUILDING COVERAGE CALCULATIONS:
LANDSCAPE AREA CALCULATION:
PARKING CALCULATIONS:
GENERAL NOTES:
LEGEND
SUMNEYTOWN PIKE (SR 0063)
PRINCIPAL ARTERIAL (100 FT. ULT. R.O.W.)
GRAPHIC SCALE
Van Cleef
ENGINEERING WITH FOCUS
SKETCH PLAN
H&A PROPERTIES
APN: 50-00-08207-003
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY,
PENNSYLVANIA
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