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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

August 31, 2026

Mr. Charles L. Guttenplan, AICP
Director of Planning & Zoning
Whitmarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #26-0206-001
Plan Name: 726 E. Elm St
(1 lot comprising 16,000 square feet)
Parcel ID: 65-00-03202-00-9
Situate: 726 E. Elm Street/Righter Street
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 7, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant has submitted a land development application to establish a single-family residential use in an existing office building and construct a third-story addition to said building. The site also contains a 5,026-square-foot, single-story building used as a recording studio. The office building proposed for conversion is located east of the recording studio, approximately 10 feet from the eastern property line. An existing macadam parking area, approximately 32 feet wide and 100 feet deep, is located west of the buildings along the eastern property line, which takes access from Elm Street. The property is located within the Spring Mill Mixed-Use District.

COMPREHENSIVE PLAN COMPLIANCE

WHITEMARSH TOWNSHIP SELECTIVE COMPREHENSIVE PLAN UPDATE (2020)

The property is designated as a Mixed-Use Node in the *Whitemarsh Township Selective Comprehensive Plan Update*. This designation is associated with Spring Mill Station and identifies the

area as appropriate for mixed-use development. The plan identifies potential uses such as retail, restaurants, housing, offices, and services. The proposed mix of uses appears generally consistent with the intent of the Mixed-Use Node designation and therefore with the comprehensive plan.

MONTCO 2040: A SHARED VISION (2015; AMENDED 2021)

The property is designated as a Town Residential Area on the Future Land Use Plan in *Montco 2040: A Shared Vision*. This designation applies to traditional, pedestrian-oriented residential neighborhoods with a mix of dwelling types. Limited retail and office uses may also be appropriate as secondary uses. The proposed mix of uses, particularly the addition of a residential component, is generally consistent with the intent of the Town Residential Area designation and, accordingly, with the comprehensive plan.

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 issue(s) that the applicant and (municipality) may wish to consider prior to (final plan approval, zoning amendment adoption, etc.). Our comments are as follows:

REVIEW COMMENTS

ZONING DESIGNATION

A. Zoning Designation. Note 2 on the submitted site plan identifies the property as being within the HVY Heavy Industrial District and the SM MU Spring Mill Mixed Use Overlay District. However, the property is zoned solely within the SM MU District. The note should be revised accordingly.

B. Floodplain Conservation Overlay District. The submitted site plan does not depict the location of FEMA flood hazard areas. A review of the applicable Flood Insurance Rate Map (42091C0358G; effective 3/2/2016) appears to show Zone AE throughout part of the subject property. The site plan should be revised to demonstrate the location of any FEMA flood hazard area, as this may impact the use of the property pursuant to Article XXII, Floodplain Conservation Overlay District.

CONCLUSION

The Montgomery County Planning Commission supports the applicant’s proposal without comment, finding it consistent with both the township and county comprehensive plans.

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 (#26-02026-001) on any plans submitted for final recording.

Sincerely,

Timothy Konetchy

Timothy Konetchy, AICP, Principal Community Planner I
timothy.konetchy@montgomerycountypa.gov – 610-292-4917

c: Rob Hyman, Applicant
Bradford R. Grauel, PLS, OTM LLC, Applicant's Representative
Craig McAnally, Township Manager
Aaron Kostyk, Chair, Township Planning Commission
Krista Heinrich, PE, Township Engineer
Sean Kilkenny, Esq., Township Solicitor
Jessica Buck, District Manager, MCCD

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

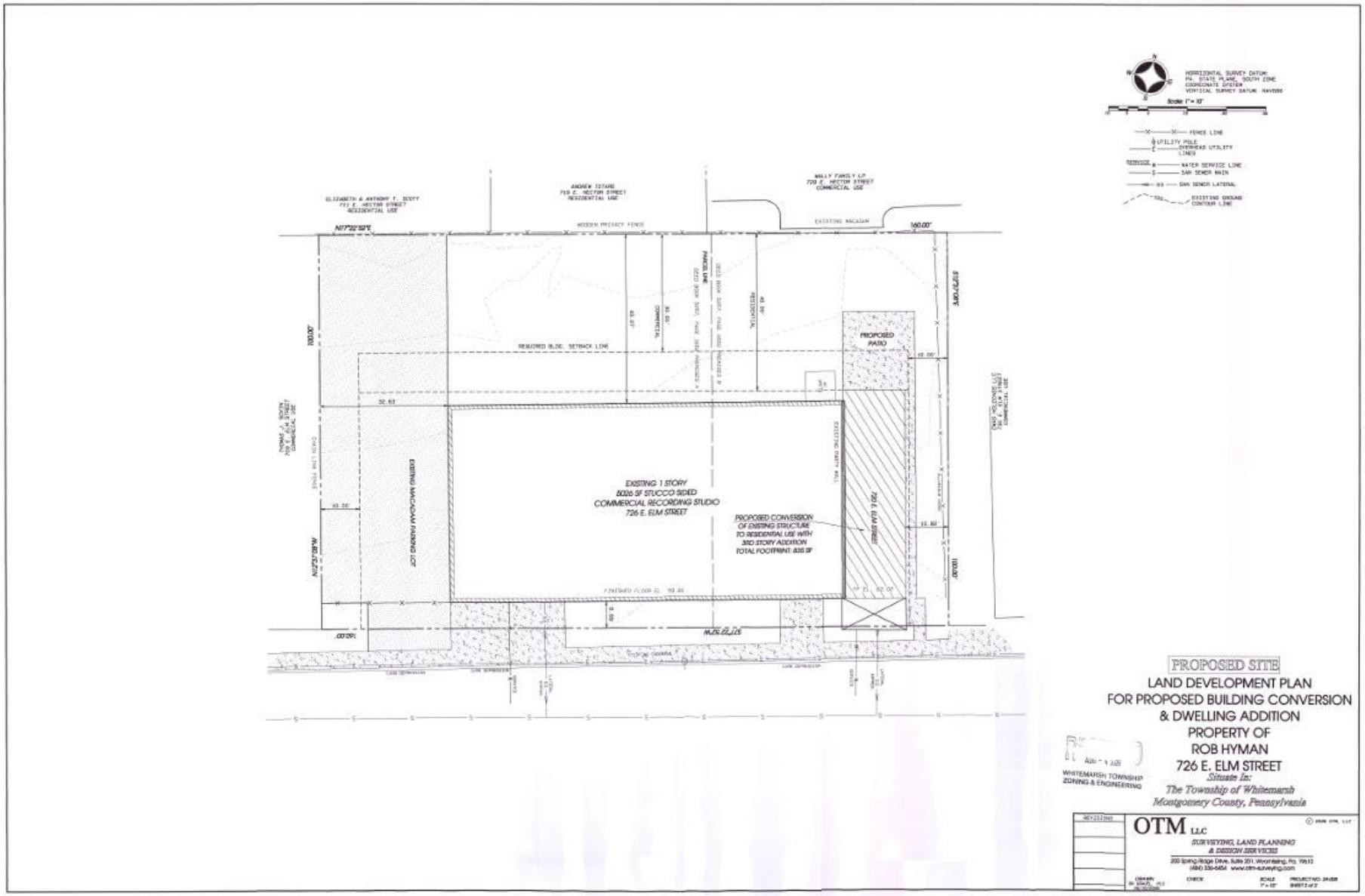


726 East Elm Street
MCPC#260206001

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Aerial photography provided by Nearmap

0 50 100 200 Feet

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EXISTING 1 STORY
5026 SF STUCCO SIDED
COMMERCIAL RECORDING STUDIO
726 E. ELM STREET
PROPOSED CONVERSION
OF EXISTING STRUCTURE
TO RESIDENTIAL USE WITH
3RD STORY ADDITION
TOTAL FOOTPRINT: 6315 SF
PROPOSED PATIO
REQUIRED BLDG. SETBACK LINE
EXISTING MACADAM PARKING LOT
PROPOSED SITE
LAND DEVELOPMENT PLAN
FOR PROPOSED BUILDING CONVERSION
& DWELLING ADDITION
PROPERTY OF
ROB HYMAN
726 E. ELM STREET
Situate In:
The Township of Whitemarsh
Montgomery County, Pennsylvania
WHITEMARSH TOWNSHIP
ZONING & ENGINEERING
OTM LLC
SURVEYING, LAND PLANNING
& DESIGN SERVICES