MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov

Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

October 2, 2026

Mr. Henry Sekawungu, Director of Planning,
Zoning and Code Enforcement
Towamencin Township
1090 Troxel Road
Lansdale, Pennsylvania 19446

Re: MCPC #24-0168-003
North Penn High School Improvements
(1 lot comprising 104 acres)
ID 530007964002
Situate: Sumneytown Pike and S. Valley Forge Road
Towamencin Township

Dear Mr. Sekawungu:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 24, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, North Penn School District, is proposing to amend a previously approved development plan to renovate North Penn High School. The approved plan includes additions to the existing school building, as well as new construction, athletic fields and parking. The applicant also plans to demolish the existing bus maintenance facility and parking lot to build a 20,000 square foot Transportation and Maintenance Facility that includes diesel pumps and additional parking.

This revised submission involves the conversion of an existing baseball field and softball field from natural to synthetic turf.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*. The property is located within the Suburban Residential land use designation, which permits institutional as a primary use. The property also falls within the Institutional and Recreation/Open Space future land use categories of Towamencin Township's newly adopted 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 issues that the applicant and Township may wish to consider prior to adopting this ordinance. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

The Township should ensure that the existing stormwater management facilities can accommodate the increase in runoff volume and velocity of stormwater resulting from the conversion of natural turf fields to synthetic turf fields and that the facilities will not contribute to erosion or other adverse impacts.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal, but we believe that our suggested revisions will better accomplish Towamencin Township’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 *24-0168-003* on any plans submitted for final recording.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
(610) 278-3741 – david.greenberg@montgomerycountypa.gov

c: Todd Bauer, Superintendent, North Penn School District
William Slawter, Director of Facilities and Operations, North Penn School District
David Kraynik, Township Manager
Mark Hosterman, Esq., Solicitor
Mary Stover, Township Engineer
Brett MacKay, Chair, Township Planning Commission

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



North Penn High School Improvements
MCPC#240168003

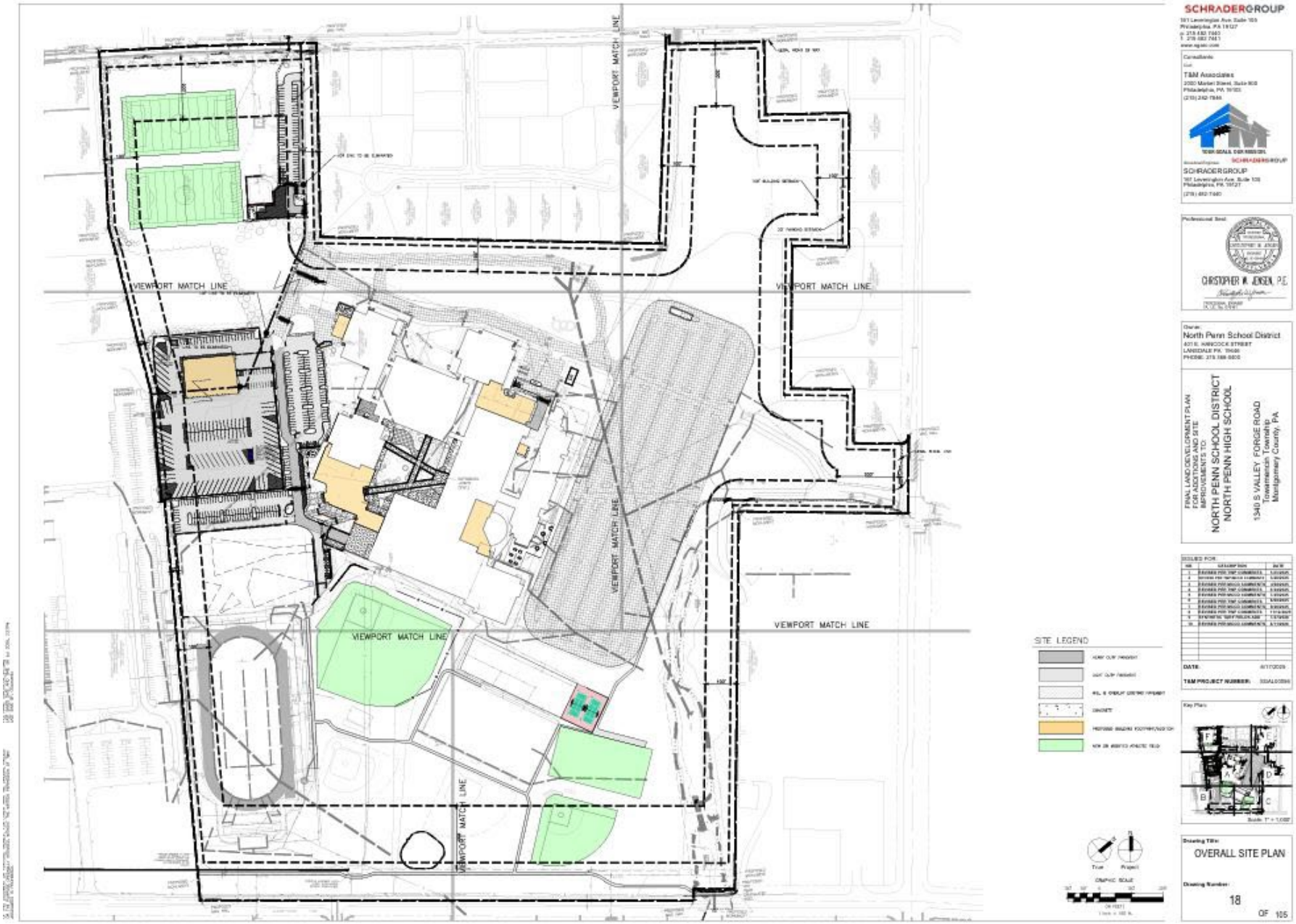
Montgomery County Planning Commission

0 300 600 1,200 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap


VIEWPORT MATCH LINE
VIEWPORT MATCH LINE
VIEWPORT MATCH LINE
VIEWPORT MATCH LINE
VIEWPORT MATCH LINE
SITE LEGEND
SCHRADERGROUP
T&M Associates
SCHRADERGROUP
CHRISTOPHER M. JORGEN, P.E.
North Penn School District
401 E. HANCOCK STREET
LANSDALE PA. 19446
PHONE: 215.368.6800
FINAL LAND DEVELOPMENT PLAN FOR ADDITIONS AND SITE IMPROVEMENTS TO
NORTH PENN SCHOOL DISTRICT
NORTH PENN HIGH SCHOOL
1340 S VALLEY FORGE ROAD
Towamencin Township
Montgomery County, PA
ISSUED FOR:
DATE:
T&M PROJECT NUMBER:
Drawing Title:
OVERALL SITE PLAN
Drawing Number:
18
OF 105