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Montgomery County
Planning Commission

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

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

September 18, 2026

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

Re: MCPC #25-0240-003
Plan Name: Grayson
(1 lot comprising 33.5 acres)
ID 530004208005
Situate: 1780 Kriebel 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 31, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Churchill Acquisitions LP, is proposing to build 34 single-family detached dwellings on a 33.74-acre site at 1780 Kriebel Road, just south of the former Freddy Hill Farms. The property is in the R-175 Residential district and will be developed under the R-14 Cluster Single-Family Detached Dwelling use, which requires a minimum of 12,000-square foot lots and 35 percent of the gross tract area preserved as open space.

The revised plan shows a rearrangement of two of the lots, one has been shifted north of Road A near the entrance while the other has been moved on the southwest part of the development where a stormwater basin was. This prevents encroachment to the existing single-family dwelling on the separate adjacent lot. The proposed trail has also been widened to 8 feet and extended to the northern property line for a future connection to Project Hilltop

COMPREHENSIVE PLAN COMPLIANCE

The proposed development is generally consistent with *Montco 2040: A Shared Vision,* the Comprehensive Plan for Montgomery County. The area proposed for development is designated on the County's Future Land Use as Suburban Residential which supports single-family detached homes. The proposal is also consistent with Towamencin's recently adopted comprehensive plan; the property is designated as residential on the township's Future Land Use Map.

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

COMMUNITY FACILITIES

The proposal currently does not show any community facilities such as playgrounds or parks, or any other recreational amenities within the designated open space. Per §136-502, the township shall consider whether community facilities in the area are adequate to serve the needs of the development. The applicant should consider installing a playground or similar amenity somewhere on the site, possibly behind Lots 10 and 11. As the applicant coordinates with the developer of the adjacent Project Hilltop development, they should also consider useable greenspace area possibly on that site that is accessible to residents of both subdivisions.

Lastly, the applicant should consider installing benches along the proposed 8-foot trail for the convenience of its users.

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 print the assigned MCPC number *25-0240-003* on any plans submitted for final recording.

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 adopt this proposal, Section 502 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

David Greenberg

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

c: Churchill Acquisitions LP, Applicant
Justin B. Strahorn, Project Manager, Applicant's Representative
David Kraynik, Township Manager
Mark Hosterman, Esq., Township Solicitor
Mary Stover, Township Engineer
Brett MacKay, Township Planning Commission Chair

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

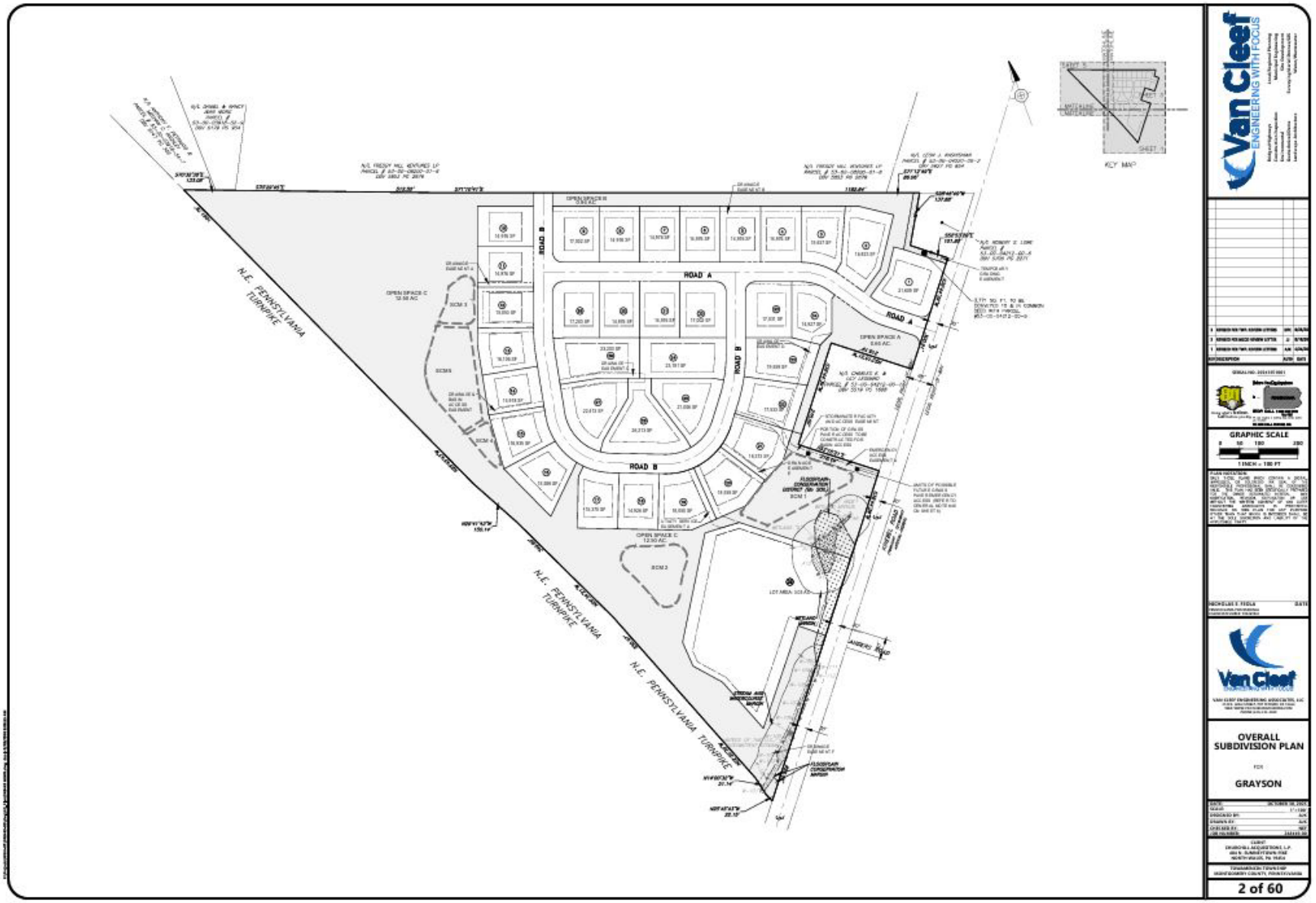


Grayson
MCPC#250240003

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plan.com
Aerial photography provided by Nearmap

0 200 400 800 Feet

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ROAD A
ROAD B
N.E. PENNSYLVANIA TURNPIKE
OPEN SPACE A
OPEN SPACE B
OPEN SPACE C
KEY MAP
GRAPHIC SCALE
OVERALL SUBDIVISION PLAN
GRAYSON
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