MONTGOMERY COUNTY
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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 8, 2026

Ms. Alice Eastmure, Township Manager
Skippack Township
4089 Heckler Road—Box 164
Skippack, Pennsylvania 19474

Re: MCPC #26-0232-001
Plan Name: 4080 Creamery Rd
(1 lot comprising 3.19 acres)
Situate: 4080 Creamery Rd
Skippack Township

Dear Ms. Eastmure:

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 September 9, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicants, Robert and Marcy Britton, are proposing a subdivision plan that will subdivide an existing 3.19-acre lot into two lots. Proposed lot 1, totaling 1.65 acres, will contain the existing house and all other existing structures/improvements. Proposed lot 2, totaling 1.54 acres, shows a proposed driveway and notional building, and will connect to public sewer and water.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant‘s proposal without comment.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal.

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 (26-0232-001) on any plans submitted for final recording.

Sincerely,



Stephen Zbyszinski, Senior Farmland Preservation Planner
stephen.zbyszinski@montgomerycountypa.gov - 610-278-5960

c: Robert and Marcy Britton, Applicant
Thomas Ludgate, Applicant's Representative
Justin Stottlar, Assistant Township Manager
Karen Lynch, Chrp., Township Supervisors
Joseph Kuhls, Township Solicitor

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



4080 Creamery Road
MCPC#260232001

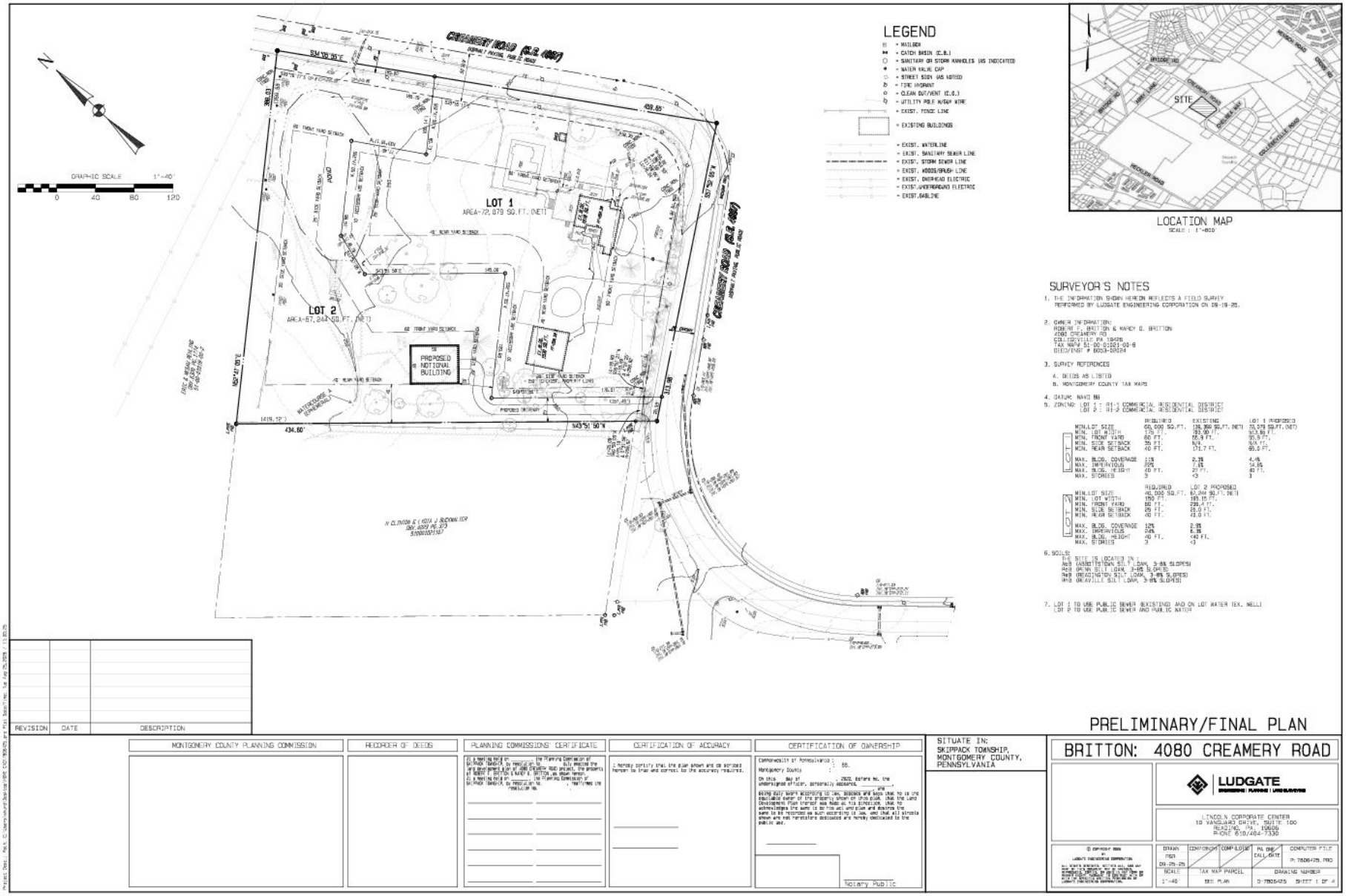
Montgomery County Planning Commission

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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


LEGEND
LOT 1
AREA=72,079 SQ.FT. (NET)
LOT 2
AREA=67,244 SQ.FT. (NET)
PROPOSED NOTIONAL BUILDING
CREAMERY ROAD (S.R. 4007)
GRAPHIC SCALE 1"=40'
0 40 80 120
LOCATION MAP
SCALE: 1"=800'
SITE
SURVEYOR'S NOTES
1. THE INFORMATION SHOWN HEREON REFLECTS A FIELD SURVEY PERFORMED BY LUDGATE ENGINEERING CORPORATION ON 08-19-25.
2. OWNER INFORMATION:
ROBERT E. BRITTON & MARCY D. BRITTON
4080 CREAMERY RD
COLLEGEVILLE PA 19426
TAX MAP# 51-00-01021-00-6
DEED/INST # 5003-08324
3. SURVEY REFERENCES
A. DEEDS AS LISTED
B. MONTGOMERY COUNTY TAX MAPS
4. DATUM: NAD 83
5. ZONING: LOT 1 : R1-3 COMMERCIAL RESIDENTIAL DISTRICT
LOT 2 : R1-2 COMMERCIAL RESIDENTIAL DISTRICT
LOT 1
MIN. LOT SIZE REQUIRED 60,000 SQ.FT. EXISTING 139,358 SQ.FT. (NET) LOT 1 PROPOSED 72,079 SQ.FT. (NET)
MIN. LOT WIDTH 175 FT. 187.00 FT. 313.85 FT.
MIN. FRONT YARD 60 FT. 55.9 FT. 60.5 FT.
MIN. SIDE SETBACK 35 FT. N/A N/A FT.
MIN. REAR SETBACK 40 FT. 171.7 FT. 60.0 FT.
MAX. BLDG. COVERAGE 15% 2.3% 4.4%
MAX. IMPERVIOUS 20% 7.6% 14.5%
MAX. BLDG. HEIGHT 40 FT. 27 FT. 40 FT.
MAX. STORIES 3 <3 3
LOT 2
MIN. LOT SIZE REQUIRED 40,000 SQ.FT. LOT 2 PROPOSED 67,244 SQ.FT. (NET)
MIN. LOT WIDTH 150 FT. 165.15 FT.
MIN. FRONT YARD 60 FT. 239.4 FT.
MIN. SIDE SETBACK 25 FT. 25.0 FT.
MIN. REAR SETBACK 40 FT. 43.0 FT.
MAX. BLDG. COVERAGE 12% 2.9%
MAX. IMPERVIOUS 24% 8.3%
MAX. BLDG. HEIGHT 40 FT. 40 FT.
MAX. STORIES 3 <3
6. SOILS:
THE SITE IS LOCATED IN :
AbB (ABBOTTSTOWN SILT LOAM, 3-8% SLOPES)
HeB (HATBORO SILT LOAM, 3-8% SLOPES)
ReB (READINGTON SILT LOAM, 3-8% SLOPES)
WnB (WORMLEY SILT LOAM, 3-8% SLOPES)
WrB (WORMLEY SILT LOAM, 3-8% SLOPES)
WrB (WORMLEY SILT LOAM, 3-8% SLOPES)
WrB (WORMLEY SILT LOAM, 3-8% SLOPES)
7. LOT 1 TO USE PUBLIC SEWER (EXISTING) AND ON LOT WATER (EX. WELL)
LOT 2 TO USE PUBLIC SEWER AND PUBLIC WATER
REVISION DATE DESCRIPTION
PRELIMINARY/FINAL PLAN
MONTGOMERY COUNTY PLANNING COMMISSION
RECORDER OF DEEDS
PLANNING COMMISSIONS' CERTIFICATE
CERTIFICATION OF ACCURACY
CERTIFICATION OF OWNERSHIP
Notary Public
SITUATE IN:
SKIPPACK TOWNSHIP,
MONTGOMERY COUNTY,
PENNSYLVANIA
BRITTON: 4080 CREAMERY ROAD
LUDGATE
LINCOLN CORPORATE CENTER
10 VANGUARD DRIVE, SUITE 100
READING, PA. 19606
PHONE 610/404-7330
DRAWN PGH
DATE 09-29-25
SCALE 1"=40'
COMPLIANCE
COMP. LOG#
PA. ONE CALL DATE
TAX MAP PARCEL
SEE PLAN
COMPUTER FILE P:\1806425.PRO
DRAWING NUMBER 2-1806425 SHEET 1 OF 4