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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

October 19, 2026

Ms. Anne W. Klepfer, Manager
Upper Hanover Township
1704 Pillsbury Road—Box 27
East Greenville, Pennsylvania 18041

Re: MCPC #26-0244-001
Plan Name: 3001 Schwoyer Road
(1 lot comprising 36.768 acres - Proposed: 9 lots comprising 36.768 acres)
Parcel ID: 57-00-03202-00-8
Situate: 3001 Schwoyer Rd (Congo and Kutztown Roads)
Upper Hanover Township

Dear Ms. Klelpfer:

We have reviewed the above-referenced subdivision (sketch plan) in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 21, 2026. We forward this letter as a report of our review.

BACKGROUND

The subject parcel is located in the R-1 zoning district and its current use is agricultural (Attachment A). The applicant, Landpad, proposes to subdivide the subject parcel into nine (9) lots, ranging in size from 2.23 acres to 7 acres, to develop one detached single-family home on each lot (Attachment B).

COMPREHENSIVE PLAN CONSISTENCY

REGIONAL PLAN

The proposal is generally consistent with the future land use element of the Upper Perkiomen Valley Regional Comprehensive plan, which places the subject parcel in the Rural Resource Area. According to the plan, “the primary goals of this land use category are directly related to farmland preservation and the conservation of natural resources, while allowing for low-density, rural style residential development” (p. 157). Any residential development in these areas “will predominantly be single-family detached residential dwellings at an anticipated density lower than one dwelling unit per acre of land” (p. 157). The plan states that conservation and cluster residential subdivisions are “the most appropriate layouts” for residential development in the Rural Resource Area (p. 157).

COUNTY PLAN

The proposal is also generally consistent with the future land use element of *Montco 2040: A Shared Vision*. Like the Regional Plan, *Montco 2040* places the subject parcel in the Rural Resource Area. *Montco 2040* prioritizes preservation and conservation in the Rural Resource Area and recommends that properties with farms and woodlands "should remain undeveloped" (p. 78). Any new development should be "very limited" (p. 78). Examples include "scattered single family detached homes" and "low density residential development that is clustered or has a rural character" (p.88).

RECOMMENDATION AND COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review, we have identified the following concerns for the applicant and township to consider prior to final plan approval:

OPEN SPACE

A. Riparian Corridor. We recommend that the riparian corridor on Lot 9 be protected open space.

B. Common Open Space. The proposal would preserve 15% of the site as open space, as required under §500-1202.A(6). Section 425-503.B of the Township Code, however, stipulates that any development that is required to preserve open space must also ensure there is *common* open space, accessible to the public and for maintenance.

   1. Public Access. All deed-restricted open space in the proposal is confined to the backyards of Lots 2, 4, and 9, and no common open space exists for all residents to enjoy. A common open space area should be accessible to the public.

   2. Maintenance Access. The deed-restricted open space is also not accessible for any third-party maintenance, should maintenance responsibilities be assigned to a party other than the homeowner.

C. Wetlands. We recommend that the wetlands on Lot 7 be deed-restricted to prevent their alteration or disruption by the homeowner.

D. Cluster Development Option. Section 500-1203 of the Township Code allows for cluster development of select sites in the R-1 to maximize and preserve open space. We encourage the township and applicant to consider this option to preserve more open space. Cluster development is supported by the Regional and County comprehensive plan as a strategy for conserving open space in the Rural Resource Area. The cluster option, if pursued, would require that 50% of the site be preserved open space.

E. Deed Restriction Terms. The deed restrictions that preserve the open space should clearly indicate what the property owners can and cannot do to alter or improve the restricted areas. The applicant should identify the entity responsible for overseeing compliance with the terms of the deed-restricted areas.

TRANSPORTATION

A. Highway Occupancy Permit (HOP).

   1. Kutztown Road is a PennDOT-owned road. Pursuant to §508(6) of Act 247, this project may be subject to an HOP. The applicant should consult PennDOT to confirm if an HOP is needed for this project.

2. Schwoyer Road is a PennDOT-owned road. Pursuant to §508(6) of Act 247, this project may be subject to an HOP. The applicant should consult PennDOT to confirm if an HOP is needed for this project.

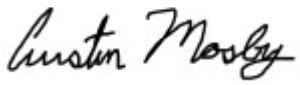
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; we believe that our suggested revisions will help achieve the planning objectives outlined in the Regional and County Plans for preserving open space in the township's Rural Resource Areas.

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 (26-0244-001) on any plans submitted for final recording.

Sincerely,



Austin Mosby, AICP
County Planner II
Montgomery County Planning Commission
(610) 278-3529
austin.mosby@montgomerycountypa.gov

c: Andrew Short, Landpad
Nathan Rees, Applicant's Representative
Richard Fain, Chair, Township Planning Commission

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



3001 Schwoyer Road
MCPC#260244001

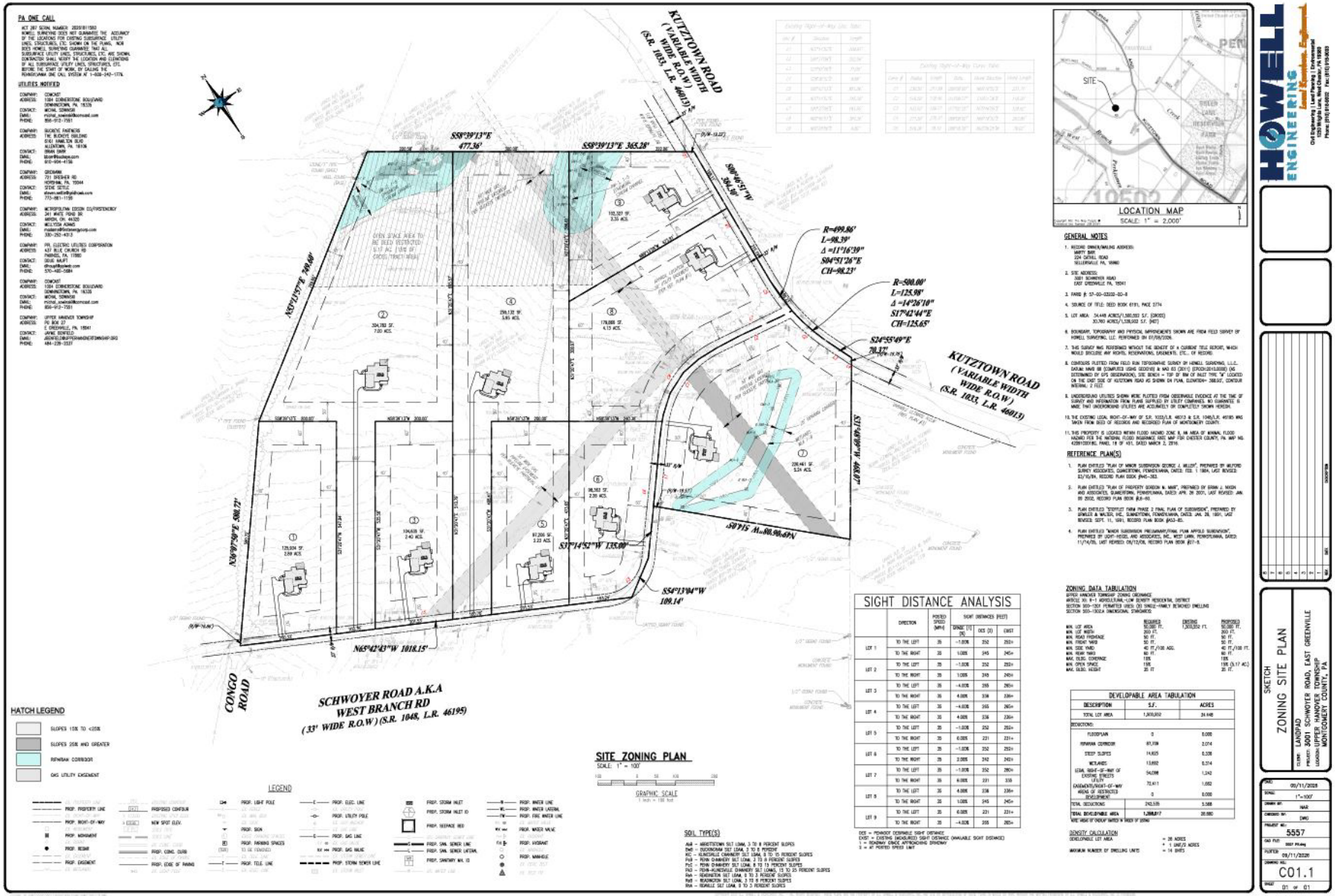
Montgomery County Planning Commission

0 150 300 600 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



SIGHT DISTANCE ANALYSIS

	DIRECTION	POSTED SPEED (MPH)	SIGHT DISTANCES (FEET) SPEED (1)	SPEED (2)	DES (3)	EXIST
LOT 1	TO THE LEFT	35	-1.00%	352	350+	
	TO THE RIGHT	35	1.00%	345	345+	
LOT 2	TO THE LEFT	35	-1.00%	352	350+	
	TO THE RIGHT	35	1.00%	345	345+	
LOT 3	TO THE LEFT	35	-4.00%	355	355+	
	TO THE RIGHT	35	4.00%	336	336+	
LOT 4	TO THE LEFT	35	-4.00%	355	355+	
	TO THE RIGHT	35	4.00%	336	336+	
LOT 5	TO THE LEFT	35	-1.00%	352	350+	
	TO THE RIGHT	35	6.00%	331	331+	
LOT 6	TO THE LEFT	35	-1.00%	352	350+	
	TO THE RIGHT	35	2.00%	342	342+	
LOT 7	TO THE LEFT	35	-1.00%	352	350+	
	TO THE RIGHT	35	6.00%	331	330	
LOT 8	TO THE LEFT	35	4.00%	336	336+	
	TO THE RIGHT	35	1.00%	345	345+	
LOT 9	TO THE LEFT	35	6.00%	331	331+	
	TO THE RIGHT	35	-4.00%	355	355+	

DES = PENNDOT DESIRABLE SIGHT DISTANCE
EXIST = EXISTING MEASURED SIGHT DISTANCE (AVAILABLE SIGHT DISTANCE)
1 = ROADWAY CREST APPROACHING DRIVEWAY
3 = AT POSTED SPEED LIMIT

PA ONE CALL

ACT 287 SERIAL NUMBER: 20251811583
HOWELL SURVEYING DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS. NOR DOES HOWELL SURVEYING GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL NOTIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED

COMPANY: COMCAST
ADDRESS: 1384 CORNERSTONE BOULEVARD DOWNINGTOWN, PA 19335
CONTACT: MICHAL SOMINSKI
EMAIL: michal_sominski@comcast.com
PHONE: 856-972-7301

COMPANY: BUCKEYE PARTNERS
ADDRESS: THE BUCKEYE BUILDING 5002 HAMILTON BLVD ALLENTOWN, PA 18106
CONTACT: BRIAN DAHN
EMAIL: bdahn@buckeye.com
PHONE: 610-904-4156

COMPANY: GRIDMARK
ADDRESS: 731 BREINER RD HOPEWELL, PA 19344
CONTACT: STEVE SEITZ
EMAIL: steven.seitz@gridmark.com
PHONE: 717-881-1158

COMPANY: METROPOLITAN EDISON CO/FIRSTENERGY
ADDRESS: 241 WHITE POND DR AKRON, OH 44320
CONTACT: MCLINTOCK ADAMS
EMAIL: madams@firstenergycorp.com
PHONE: 330-252-4313

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 637 BLUE CHURCH RD PARKESBURG, PA 17360
CONTACT: DEVIN HAUPT
EMAIL: dhaupt@pplweb.com
PHONE: 570-482-5884

COMPANY: COMCAST
ADDRESS: 1384 CORNERSTONE BOULEVARD DOWNINGTOWN, PA 19335
CONTACT: MICHAL SOMINSKI
EMAIL: michal_sominski@comcast.com
PHONE: 856-972-7301

COMPANY: UPPER HANOVER TOWNSHIP
ADDRESS: PO BOX 27 E GREENVILLE, PA 18041
CONTACT: JAYNE BENFIELD
EMAIL: JBENFIELD@UPPERHANOVERTOWNSHIP.ORG
PHONE: 484-229-2537

GENERAL NOTES

1. RECORD OWNER/MAILING ADDRESS:
MARTY BAIR
2014 CASTALL ROAD
SELLERSVILLE PA, 18960
2. SITE ADDRESS:
3001 SCHWOYER ROAD
EAST GREENVILLE PA, 18041
3. PARCEL #: 57-00-03202-00-8
4. SOURCE OF TITLE: DEED BOOK 6191, PAGE 1774
5. LOT AREA: 34.448 ACRES/1,500,503 S.F. (GROSS)
30.960 ACRES/1,328,002 S.F. (NET)
6. BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY OF HOWELL SURVEYING, LLC. PERFORMED ON 07/09/2026.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF RECORD.
8. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL SURVEYING, L.L.C., DATUM: NAD 83 (COMPILED USING GEOID18) & NAVD 83 (2011) (EPOCH:2010.0000) (AS DETERMINED BY GPS OBSERVATION), SITE BENCH = TOP OF RIM OF INLET TYPE "M" LOCATED ON THE EAST SIDE OF KUTZTOWN ROAD AS SHOWN ON PLAN, ELEVATION= 368.02', CONTOUR INTERVAL: 2 FEET.
9. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
10. THE EXISTING LEGAL RIGHT-OF-WAY OF S.R. 1033/L.R. 46013 & S.R. 1048/L.R. 46195 WAS TAKEN FROM DEED OF RECORDS AND RECORDED PLAN OF MONTGOMERY COUNTY.
11. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 42091C0019G, PANEL 19 OF 451, DATED MARCH 2, 2016.

REFERENCE PLAN(S)

1. PLAN ENTITLED "PLAN OF MINOR SUBDIVISION GEORGE J. WILLOW", PREPARED BY WILFORD SURVEY ASSOCIATES, QUAKERTOWN, PENNSYLVANIA, DATED: FEB. 1 1984, LAST REVISED: 03/10/84, RECORD PLAN BOOK #45-383.
2. PLAN ENTITLED "PLAN OF PROPERTY GORDON M. MARK", PREPARED BY ERWIN J. MOSER AND ASSOCIATES, QUAKERTOWN, PENNSYLVANIA, DATED: APR. 26 2001, LAST REVISED: JAN. 09 2002, RECORD PLAN BOOK #LR-60.
3. PLAN ENTITLED "STEPPLE FARM PHASE 2 FINAL PLAN OF SUBDIVISION", PREPARED BY SPANGLER & WALTER, INC., QUAKERTOWN, PENNSYLVANIA, DATED: JAN. 28, 1991, LAST REVISED: SEPT. 11, 1991, RECORD PLAN BOOK #A53-85.
4. PLAN ENTITLED "MINOR SUBDIVISION PRELIMINARY/FINAL PLAN APPLE SUBDIVISION", PREPARED BY SCOTT-HEISEL AND ASSOCIATES, INC., WEST LAWN, PENNSYLVANIA, DATED: 11/14/05, LAST REVISED: 09/12/08, RECORD PLAN BOOK #17-5.

ZONING DATA TABULATION

UPPER HANOVER TOWNSHIP ZONING ORDINANCE
ARTICLE XII: R-1 MEDIUM/LOW-DENSITY RESIDENTIAL DISTRICT
SECTION 1201-1301 PERMITTED USES: (3) SINGLE-FAMILY DETACHED DWELLING
SECTION 1201-1302A DIMENSIONAL STANDARDS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	50,000 FT.	1,500,352 FT.	50,000 FT.
MIN. LOT WIDTH	200 FT.		200 FT.
MIN. ROAD FRONTAGE	50 FT.		50 FT.
MIN. FRONT YARD	50 FT.		50 FT.
MIN. SIDE YARD	40 FT./100 AGG.		40 FT./100 FT.
MIN. REAR YARD	60 FT.		60 FT.
MAX. BLDG. COVERAGE	10%		10%
MIN. OPEN SPACE	150		150 (3.17 AC.)
MAX. BLDG. HEIGHT	35 FT		35 FT.

DEVELOPABLE AREA TABULATION

DESCRIPTION	S.F.	ACRES
TOTAL LOT AREA	1,500,002	34.448
DEDUCTIONS:		
FLOODPLAIN	0	0.000
RIPARIAN CORRIDOR	87,738	2.014
STEEP SLOPES	14,925	0.326
WETLANDS	13,892	0.314
LEGAL RIGHT-OF-WAY OF EXISTING STREETS	54,098	1.242
UTILITY EASEMENTS/RIGHT-OF-WAY AREAS OF RESTRICTED DEVELOPMENT	72,411	1.662
	0	0.000
TOTAL DEDUCTIONS	242,535	5.568
TOTAL DEVELOPABLE AREA	1,268,017	29.080

NOTE: AREA OF GROUP RATED AT MORE THAN 15% SLOPE

DENSITY CALCULATION
DEVELOPABLE LOT AREA = 29 ACRES
* 1 UNIT/2 ACRES
MAXIMUM NUMBER OF DWELLING UNITS = 14 UNITS

HOWELL ENGINEERING
Land Development | Land Planning | Environmental
Civil Engineering | Land Surveying
1775 Berlin Road, West Chester, PA 19380
Phone: (610) 918-9090 Fax: (610) 918-9080

SKETCH
ZONING SITE PLAN
PROJECT: LANDPAD
3001 SCHWOYER ROAD, EAST GREENVILLE
LOCATION: UPPER HANOVER TOWNSHIP
MONTGOMERY COUNTY, PA

DATE:	09/11/2026
SCALE:	1"=100'
DRAWN BY:	MAR
CHECKED BY:	DWJ
PROJECT NO.:	5557
CAD FILE:	5557 PLdwg
PLOTTED:	09/11/2026
DRAWING NO.:	C01.1
SHEET:	01 OF 01