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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

October 28, 2026

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

Re: MCPC #26-0257-001
Plan Name: Frecon Farms Country Store
(1 lot comprising 4.97 acres)
Situate: 1295 Cressman Road
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 October 1, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, FFC LLC Frecon Farms, is proposing to demolish an existing one-story, single-family dwelling and related structures to improve the property with a 15,858-square foot building. This building will be utilized for mixed retail sales, retail sale of food and beverages, and related bakery/food production. The tract is 4.97 acres and is zoned General Commercial.

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 Skippack Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

CONNECTIVITY

1. MCPC feels that Frecon Farms is a nice addition to the township and the applicant should embrace being part of Skippack Village by constructing sidewalks to allow pedestrians easier access into the property.

2. Internal crosswalks should be added to ensure the safety of pedestrians walking through the parking lots in what is anticipated to be a busy business.

3. There is a proposed stone trail on the property. The plan should define what the trail is and what it is leading to.

LANDSCAPING

No landscape plans were submitted with this proposal for our review. MCPC's only recommendation is to naturalize the basins to make the site as attractive as possible.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Skippack 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 (26-0257-001) on any plans submitted for final recording.

Sincerely,

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

c: FFC LLC Frecon Farms, Applicant
Chad Brensinger, Applicant's Representative
Justin Stottlar, Assistant Township Manager
Karen Lynch, Chrp., Township Supervisors
Joseph Kuhls, Township Solicitor

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



Frecon Farms Country Store
MCPC#260257001

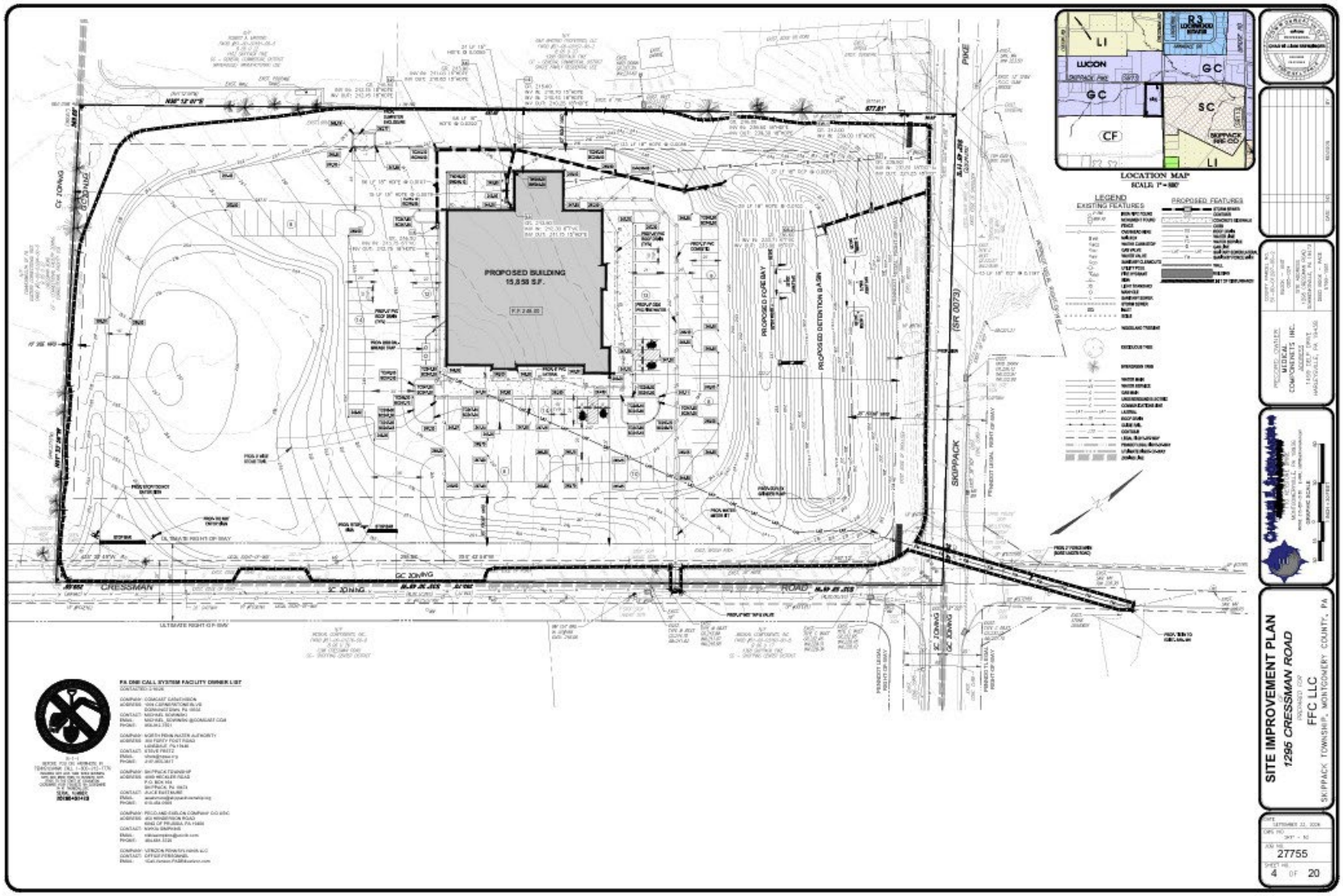
Montgomery County Planning Commission

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www.montcopa.org/planning

Aerial photography provided by Nearmap


PROPOSED BUILDING
15,858 S.F.
PROPOSED FOREBAY
PROPOSED DETENTION BASIN
SKIPPACK PIKE (SR 0073)
CRESSMAN ROAD
LOCATION MAP
LEGEND
EXISTING FEATURES
PROPOSED FEATURES
SITE IMPROVEMENT PLAN
1296 CRESSMAN ROAD
PREPARED FOR
FFC LLC
SKIPPACK TOWNSHIP, MONTGOMERY COUNTY, PA
27755
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