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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

February 6, 2019

Mr. Christopher Leswing, Director of Building & Planning
Building & Planning Department
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

Re: MCPC #19-0008-001
Plan Name: Bryn Mawr Presbyterian Church
(2,905 sq. ft. institutional on approximately 5.4 acres)
Situate: Montgomery Avenue (N); Fishers Road (W)
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 10, 2019. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant proposes to make several improvements to the existing Bryn Mawr Presbyterian Church site, including: enclosing an existing porte-cochere and constructing a building addition to connect the Ministry Center and Sanctuary buildings; constructing a ground floor open porch and new, more accessible entrance to the Education Building; and creating a drop-off loop driveway off of Montgomery Avenue using existing driveway curb cuts. Additional improvements shown at this site include various pedestrian pathways, plazas, and landscaping. The property is partially located in the Township's R3 and R7 Residence zoning districts.

RECOMMENDATION

The Montgomery County Planning Commission generally supports the applicant's proposed improvements to the Bryn Mawr Presbyterian Church without comment as we have not identified any significant issues.



We commend the applicant for finding ways to creatively improve their property while simultaneously preserving the historic resources on the site.

CONCLUSION

We wish to reiterate that the Montgomery County Planning Commission generally supports the proposed land development without comment as we have not identified any significant issues.

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.

Sincerely,

A handwritten signature in black ink that reads "Marley B Bice". The signature is written in a cursive, flowing style.

Marley Bice, AICP, Principal Planner
610-278-3740 – mbice@montcopa.org

c: Bryn Mawr Presbyterian Church, Applicant
George Broseman, Applicant's Representative
Site Engineering Concepts, LLC, Applicant's Engineer
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Edward P. Pluciennik, P.E., Twp. Engineer

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