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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722  
FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

July 23, 2019

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

Re: MCPC #19-0169-001  
On-Site Stormwater Management System Inspection Reports  
Township of Lower Merion

Dear Mr. Leswing,

We have reviewed the above-referenced zoning ordinance text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code" as you requested on June 27, 2019. We forward this letter as a report of review and recommendations.

## BACKGROUND

The proposed amendments will clarify the inspection requirements for stormwater management systems required as part of impervious surface expansion approvals under section 155-141.5 of the township's Zoning Ordinance. In addition, amendments to Section 121-26.1 of the township's Stormwater Management and Erosion Control Ordinance are proposed to expand and clarify the stormwater management system maintenance and inspection requirements.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the township's proposed zoning and stormwater management and erosion control ordinance amendments to clarify the maintenance and inspection requirements for stormwater management systems. The Sustainable Places Element of the Montgomery County Comprehensive Plan, *Montco2040: A Shared Vision* calls for supporting "a modern, resilient, green, and energy-efficient infrastructure network," including advocating "with local municipalities and developers for best stormwater management practices". We commend the township for working to ensure the proper long-term maintenance of stormwater management facilities.



In addition, the proposed amendments are consistent with the water resources element of the 2016 Lower Merion Township Comprehensive Plan, which includes the recommendation to “ensure effective maintenance of existing and future stormwater management systems.”

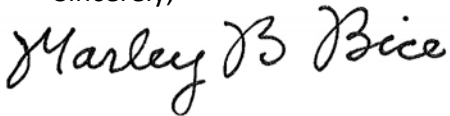
## CONCLUSION

The Montgomery County Planning Commission supports the proposed zoning ordinance amendments 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 proposed amendments will be made by the municipality.

Should the governing body adopt these proposed zoning ordinance text amendments, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

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](mailto:mbice@montcopa.org)

c: Ernie B. McNeely, Twp. Manager  
Gilbert P. High, Jr., Esq., Twp. Solicitor  
Edward P. Pluciennik, P.E., Twp. Engineer