

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**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

JOHN S. COVER, AICP
EXECUTIVE DIRECTOR

March 4, 2020

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

Re: MCPC #20-0033-001
Plan Name: 746 & 750 Mt. Moro Road
(2 lots on approximately 3.80 acres)
Situates: Mt. Moro Road (N); west of Hepburn Drive
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 5, 2020. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Mrs. Wynrhys Coghlan, proposes a lot line change to transfer 19,318 square feet of land (Parcel A on Sheet 1) from 750 Mt. Moro Road to 746 Mt. Moro Road. In addition, a 584 square foot strip of land (Parcel B on Sheet 1) is proposed to be transferred from 746 Mt. Moro Road to 750 Mt. Moro Road. The proposed lots will have separate driveway access to Mt. Moro Road. There is no construction or other improvements shown at this time. The parcels are located in the township's RA Residence zoning district.

COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this area of the township as Low & Medium Density Residential. In addition, the site is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are residential areas that depend on automobiles for transportation and often have extensive landscaping on individual properties.



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we identified the following issue that we feel should be addressed prior to moving forward with the proposed subdivision. Our review comments are as follows:

REVIEW COMMENTS

ON-LOT SEPTIC SYSTEMS

Note 7 on Sheet 1 states that "both lots have had soil tests for the design of new septic systems. 746 Mount Moro has a new approved septic system for the residence and studio to be installed in the near future." We suggest that future versions of the plans show the approved locations for any proposed on-lot septic systems on either 746 or 750 Mt. Moro Road, based on the results of soil testing.

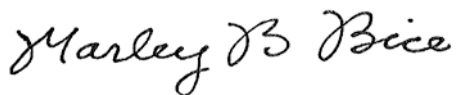
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposed lot line change; however we feel that additional information regarding the location of any proposed on-lot septic systems may be beneficial.

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 (#20-0033-001) on any plans submitted for final recording.

Sincerely,



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

c: Mrs. Wynrhys Coghlan, Applicant
Yerkes Associates, Inc., 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