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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 14, 2018

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

Re: MCPC #18-0186-001
Plan Name: 635 Creighton Road & 644 Spring Mill Road
(2 lots on approximately 5.60 acres)
Situate: Spring Mill Road (south)/Creighton Road (north)
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 August 15, 2018. We forward this letter as a report of our review.

BACKGROUND

The applicant, Steven Siegfried, proposes to transfer 4,260 square feet of land (Parcel A on Sheet 1) from 635 Creighton Road to 644 North Spring Mill Road. No additional development is proposed at this time. The properties are located in the Township's R1 – Residence zoning district.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the proposed lot line change without comment as we have not identified any significant issues.



CONCLUSION

We wish to reiterate that the Montgomery County Planning Commission supports the proposed lot line change 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 tour 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 Bice". The signature is written in a cursive, flowing style.

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

c: Steven Siegfried, Applicant
Momenec, 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 Plans
Attachment B: Aerial Image of Site





635 Creighton Road &
644 Spring Mill Road
180186001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
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Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission

