

**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

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

January 4, 2019

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

Re: MCPC #18-0311-001  
Spacing and Density Ordinance  
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 December 14, 2018. We forward this letter as a report of review and recommendations.

## BACKGROUND

The proposed amendments will clarify the standards related to spacing and density of special exception and conditional uses within the same block. The proposed amendments will add language stating that the spacing and density regulations only apply to the initial use of a property and are not applicable to the expansion of an existing special exception or conditional use.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the proposed zoning ordinance text amendments without comment as we have not identified any significant issues.

## CONCLUSION

We wish to reiterate that the Montgomery County Planning Commission generally supports the proposed zoning ordinance text 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