



**Planning and Zoning
Department**

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Subdivision and Land Development Cover
Page for SLD # 11-25

Project Name: Whitemarsh Township
Steep Slope Ordinance Amendments

Address: 616 Germantown Pike

Date: 2025

Status: Under Review

Updates:

- Montgomery County Planning Commission Review Letter- 1.5.26

**WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF WHITEMARSH, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE WHITEMARSH TOWNSHIP ZONING ORDINANCE TO AMEND THE PROVISIONS GOVERNING DEVELOPMENT IN AREAS OF STEEP SLOPES IN WHITEMARSH TOWNSHIP AND AMENDING THE PROVISIONS OF THE STEEP SLOPE OVERLAY DISTRICT TO ADD LEGISLATIVE INTENT AND PROVISIONS LIMITING DISTURBANCE OF AREAS OF STEEP SLOPES; AND AMENDING THE WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO ADD NEW DEFINITIONS AND TO AMEND EXISTING DEFINITIONS PERTAINING TO STEEP SLOPES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of Whitemarsh Township has enacted the Whitemarsh Township Zoning Ordinance and the Whitemarsh Township Subdivision and Land Development Ordinance, which contain, *inter alia*., provisions defining certain terms related to steep slopes and governing development in areas of steep slopes in Whitemarsh Township; and

WHEREAS, the Board of Supervisors, in conjunction with the Montgomery County Planning Commission, reviewed the current Zoning Ordinance and Subdivision and Land Development Ordinance provisions governing development within areas of steep slope in the Township and has recommended revisions to those provisions in the best interests of the health, safety, and general welfare of the residents of Whitemarsh Township and the general public;

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Board of Supervisors of Whitemarsh Township, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

I. The Whitemarsh Township Subdivision and Land Development Ordinance (Chapter 105 of the Code of Ordinances of Whitemarsh Township) is amended as follows:

A. The last sentence in the definition of "Conservation Features, Secondary" in Section 105-5 is amended to change reference to "8%" to read "15%".

B. Section 105-5 is amended to add a new definition in alphabetical order as follows:

“DISTURBANCE

Any physical activity including transplanting, demolition, grading, construction, drainage, storage, or any other project activities.”

C. Section 105-5 is amended to add a new definition in alphabetical order as follows:

“INVASIVE SPECIES

Any plant that appears in the most recent Invasive Plants Fact Sheet by the Pennsylvania Department of Conservation and Natural Resources (DCNR).”

D. Section 105-5 is amended to add a new definition in alphabetical order as follows:

“SLOPE

Existing vertical grade change over horizontal grade change (known as “rise over run”, expressed in percent. Slope shall be determined based upon contour lines measured at vertical intervals of two feet.”

E. The definition of “Steep Slopes” in Section 105-5 is amended to read as follows:

“STEEP SLOPES

Land grades in excess of 15% and subject to regulation by the Whitemarsh Township Steep Slope Overlay Ordinance (Zoning Ordinance), as amended. (See: “Slope”.)”

F. The definition of “Steep Slope Ratio” in Section 105-5 is amended to read as follows:

“STEEP SLOPE RATIO

A measurement calculated by dividing the total area of all steep slopes within the site or lot by the site area or lot area, respectively. (See “Slope” and “Steep Slope”.)”

II. The Whitemarsh Township Zoning Ordinance (Chapter 116 of the Code of Ordinances of Whitemarsh Township) is amended as follows:

A. The last sentence in the definition of "Conservation Features, Secondary" in Section 116-11 is amended to change reference to "8%" to read "15%".

B. Section 116-11 is amended to add a new definition in alphabetical order as follows:

"DISTURBANCE

Any physical activity including transplanting, demolition, grading, construction, drainage, storage, or any other project activities."

C. Section 116-11 is amended to add a new definition in alphabetical order as follows:

"NORMAL AGRICULTURAL OPERATION

The activities, practices, equipment and procedures that farmers adopt, use or engage in the production and preparation for market of poultry, livestock and their products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities and is:

(1) not less than ten contiguous acres in area; or

(2) less than ten contiguous acres in area but has an anticipated yearly gross income of at least \$10,000.

The term includes new activities, practices, equipment and procedures consistent with technological development within the agricultural industry. Use of equipment shall include machinery designed and used for agricultural operations, including, but not limited to, crop dryers, feed grinders, saw mills, hammer mills, refrigeration equipment, bins and related equipment used to store or prepare crops for marketing and those items of agricultural equipment and machinery defined by the act of December 12, 1994 (P.L. 944, No. 134), known as the Farm Safety and Occupational Health Act. Custom work shall be considered a normal farming practice. See: Act of June 10, 1982 (P.L. 454, No. 133), as amended."

D. Section 116-11 is amended to add a new definition in alphabetical order as follows:

“INVASIVE SPECIES

Any plant that appears in the most recent Invasive Plants Fact Sheet by the Pennsylvania Department of Conservation and Natural Resources (DCNR).”

E. Section 116-11 is amended to add a new definition in alphabetical order as follows:

“SLOPE

Existing vertical grade change over horizontal grade change (known as “rise over run”, expressed in percent. Slope shall be determined based upon contour lines measured at vertical intervals of two feet.”

F. The definition of “Steep Slope” in Section 116-11 is amended to read as follows:

“STEEP SLOPE

A land grade in excess of 15%. (See “Slope”.)”

G. The definition of “Steep Slope Ratio” in Section 116-11 is amended to read as follows:

“STEEP SLOPE RATIO

A measurement calculated by dividing the total area of all steep slopes within the site or lot by the site area or lot area, respectively. (See “Slope” and “Steep Slope”.)”

H. Section 116-168 is amended to add a new subsection F. as follows:

“F. To mitigate the effects of climate change by protecting and preserving presently healthy ecosystems, restoring ailing ecosystems when practical, and promoting the net accumulation of healthy habitat on all public and private lands, consistent with the premise of the Township's Comprehensive Plan.”

I. The introduction to Section 116-169 and Section 116-169.A. are amended to read as follows:

“116-169. Modification of regulations.

The requirements of the following zoning districts shall be modified in accordance with the provisions of this article on all land having a slope of 15% or more as delineated on a plan which meets the requirements of a preliminary plan as specified in the Whitemarsh Township Subdivision and Land Development Ordinance:

- A. Every lot having a steep slope ratio, as defined herein, of twenty-five percent (25%) or more and proposed for residential use shall meet the following average lot area and maximum impervious ground cover requirements. Unless otherwise provided in Subsection C hereof, the requirements set forth in this section shall be applicable to all lots, whether currently in existence or hereafter created; provided, further, that the average lot area and maximum impervious ground cover requirements do not apply to lots created in new subdivisions or land developments designed in accordance with the requirements of Article XXXVI of this Chapter, the Conservation Design Overlay District.

Average Lot Area (Square Feet) Steep Slope Ratio			
District	25% to 50%	50% to 75%	75% or More
AAAA	90,000	90,000	90,000
AAA	50,000	56,000	65,000
AA	34,600	39,000	45,000
A	17,250	19,500	22,500
B	11,500	13,000	15,000

Maximum Impervious Ground Cover (per lot) Steep Slope Ratio			
District	25% to 50%	50% to 75%	75% or More
AAAA	0.08	0.07	0.06
AAA	0.09	0.09	0.08
AA	0.12	0.11	0.10

A	0.18	0.17	0.16
B	0.24	0.22	0.19

J. Section 116-169.B. is amended to read as follows:

“B. In all zoning districts, the following standards shall apply for all proposed uses:

- (1) Where slopes of fifteen percent (15%) to twenty-five percent (25%) are present on portions of a lot, no more than twenty-five percent (25%) of the total area of such portions shall be regraded, stripped of vegetation, or otherwise be subjected to disturbance, as defined herein.
- (2) Where slopes of twenty-five percent (25%) to thirty-five percent (35%) are present on portions of a lot, no more than ten percent (10%) of the total area of such portions shall be regraded, stripped of vegetation, or otherwise be subjected to disturbance, as defined herein.
- (3) Where slopes exceeding thirty-five percent (35%) are present on portions of a lot, any and all disturbance, as defined herein, is prohibited.”

K. Section 116-169.C. is amended to read as follows:

“C. Exemptions.

- (1) Disturbance of soil for normal agricultural operation purposes shall be exempt from the requirements of §§ 116-169.A. and 116-169.B. when undertaken in accordance with recognized natural resource and soil

conservation practices contained in the Pennsylvania Department of Environmental Protection's Soil Erosion and Sediment Control Manual for Agricultural Operations (2019, as amended).

- (2) An existing improved lot located in the AAAA, AAA, AA, A, and B Districts shall be exempt from the requirements of § 116-169.A., provided that the applicant submits documentation acceptable to the Township Engineer delineating all areas on the subject property where steep slopes are present, and provided that the following criteria are met:
 - a. Improvements with a cumulative area equal to a maximum of 1% of the total lot area of the subject property, not to exceed 200 square feet.
 - b. The improvement shall be sited only on the portions of the lot where slopes are less than 15%.
 - c. The improvement shall not require the stripping of vegetation nor the removal of any tree having a DBH of six inches or greater. This provision shall supersede any provision under Chapter 55, Tree Protection Standards, that is in conflict with this provision. Notwithstanding, the removal of invasive species of plants shall be permissible."

III. All provisions of the Code of Ordinances of Whitemarsh Township inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

IV. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Code of Ordinances of Whitemarsh Township.

V. This Ordinance shall become effective at the earliest date permitted by the Whitemarsh Township Charter.

ENACTED and **ORDAINED** this 8th day of January, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF
WHITEMARSH TOWNSHIP**

Craig McAnally, Secretary

_____, Chair

WHITEMARSH TOWNSHIP ZONING ORDINANCE

ARTICLE XXIII Steep Slope Overlay

November 20, 2025 Draft

KEY:

Existing Text: black ink

Text Proposed for Deletion: ~~red ink; strikethrough~~

Proposed New Text: green ink

§ 116-167. Title.

This article shall be known and may be cited as the "Whitemarsh Township Steep Slope Overlay Ordinance."

§ 116-168. Legislative intent.

In amplification of § 116-2, the specific intent of this article is:

- A. To conserve and protect those areas having steep slopes, as defined herein, from inappropriate development and excessive grading.
- B. To minimize stormwater runoff, accelerated soil erosion and resultant stream siltation which may create a danger to life and/or property.
- C. To relate the intensity of development to the steepness of terrain in order to minimize grading, the removal of vegetation, runoff and erosion.
- D. To protect the Township from development in areas of steep slopes which may cause a subsequent expenditure for public works and disaster relief, which affects the welfare of the Township and its residents.
- E. To implement Article I, § 27, of the Constitution of the Commonwealth of Pennsylvania, which decrees that the people have a right to clean air, pure water and to the preservation of the natural, scenic, historic and aesthetic values of the environment.
- F. To mitigate the effects of climate change by protecting and preserving presently healthy ecosystems, restoring ailing ecosystems when practical, and promoting the net accumulation of healthy habitat on all public and private lands, consistent with the premise of the Township's Comprehensive Plan.

§ 116-169. Modification of regulations. [Amended 9-18-1986 by Ord. No. 537]

The requirements of the following zoning districts shall be modified in accordance with the provisions of this article on all land having a slope of ~~8~~15% or more as delineated on a plan which meets the requirements of a preliminary plan as specified in the Whitemarsh Township Subdivision and Land Development Ordinance:¹

- A. Every lot having a steep slope ratio, as defined herein, of ~~twenty-five percent~~ 15(25%) or more ~~which is the ratio of the total area of all steep slopes on the site to the overall site area based upon contour lines measured at vertical intervals of two feet,~~ and proposed for

residential use shall meet the following average lot area and maximum impervious ground cover requirements. Unless otherwise provided in Subsection C hereof, the requirements set forth in this section shall be applicable to all lots, whether currently in existence or hereafter created; provided, further, that the average lot area and maximum impervious ground cover requirements do not apply to lots created in new subdivisions or land developments designed in accordance with the requirements of Article XXXVI of this chapter, the Conservation Design Overlay District. [Amended 3-16-1995 by Ord. No. 672; 2-28-2002 by Ord. No. 751; 3-28-2013 by Ord. No. 925; 10-25-2018 by Ord. No. 988; 10-25-2018 by Ord. No. 988]

Average Lot Area (Square Feet) Steep Slope Ratio			
District	15 25% to 50%	50% to 75%	75% or More
AAAA	90,000	90,000	90,000
AAA	50,000	56,000	65,000
AA	34,600	39,000	45,000
A	17,250	19,500	22,500
B	11,500	13,000	15,000

Maximum Impervious Ground Cover (per lot) Steep Slope Ratio			
District	15 25% to 50%	50% to 75%	75% or More
AAAA	0.08	0.07	0.06
AAA	0.09	0.09	0.08
AA	0.12	0.11	0.10
A	0.18	0.17	0.16
B	0.24	0.22	0.19

B. In all zoning districts, ~~for those portions of sites having slopes greater than 15% based upon contour lines measured at vertical intervals of two feet,~~ the following standards shall also apply for all proposed uses: [Amended 3-16-1995 by Ord. No. 672]

- (1) Where slopes of ~~F~~fifteen percent (15%) to twenty-five percent (25%) are present on portions of a lot, ~~N~~no more than twenty-five percent ~~30~~(25%) of the total area of such portions shall be regraded, ~~and/or~~ stripped of vegetation, or otherwise be subjected to disturbance, as defined herein.
- (2) Where slopes of ~~T~~twenty-five percent (25%) to thirty-five percent (35%) are present on portions of a lot, ~~or more: N~~no more than ten percent ~~15~~(10%) of the total area of such portions shall be regraded ~~and/or~~ stripped of vegetation, or otherwise be subjected to disturbance, as defined herein.

- (3) Where slopes exceeding thirty-five percent (35%) are present on portions of a lot, any and all disturbance, as defined herein, is prohibited. ~~No more than 15% of the total area of such portions shall be regraded and/or stripped of vegetation.~~
- C. Exemptions. ~~These regulations shall not apply to the following:~~ [Amended 3-28-2013 by Ord. No. 925]
- (1) Disturbance of soil for normal agricultural operation ~~or food production~~ purposes shall be exempt from the requirements of §§ 116-169.A. and 116-169.B. when undertaken in accordance with recognized natural resource and soil conservation practices contained in the Pennsylvania Department of Environmental Protection's Soil Erosion and Sediment Control Manual for Agricultural Operations (2019, as amended).
- (2) An existing improved lot located in the AAAA, AAA, AA, A, and B Districts shall be exempt from the requirements of § 116-169.A., provided that the applicant submits documentation acceptable to the Township Engineer delineating all areas on the subject property where steep slopes are present, and provided that the following criteria are met:
- a. Improvements with a cumulative area equal to a maximum of 1% of the total lot area of the subject property, not to exceed 200 square feet.
 - b. The improvement shall be sited only on the portions of the lot where slopes are less than 15%.
 - c. The improvement shall not require the stripping of vegetation nor the removal of any tree having a DBH of six inches or greater. This provision shall supersede any provision under Chapter 55, Tree Protection Standards, that is in conflict with this provision. Notwithstanding, the removal of invasive species of plants shall be permissible.
- D. No grading shall be undertaken prior to the granting of necessary grading permits pursuant to Chapter 58, Grading, Erosion Control, Stormwater Management and Best Management Practices, of the Whitemarsh Township Code.

WHITEMARSH TOWNSHIP ZONING ORDINANCE

ARTICLE II

Definitions and Word usage

§ 116-11, Definitions.

CONSERVATION FEATURES, SECONDARY

Natural or man-made features found either on the Township's Conservation Features Map (or listed elsewhere in other Township documents) that the Township desires to preserve during the land development process. The extent to which these features are preserved on an individual site will be determined on a case-by-case basis during the land development process. These features are woodlands, important farmland soils, steep slopes between 815% and 25%, scenic roads and vistas, and historic or cultural resources.

DISTURBANCE.

Any physical activity including transplanting, demolition, grading, construction, drainage, storage, or any other project activities.

NORMAL AGRICULTURAL OPERATION

The activities, practices, equipment and procedures that farmers adopt, use or engage in the production and preparation for market of poultry, livestock and their products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities and is:

- (1) not less than ten contiguous acres in area; or
- (2) less than ten contiguous acres in area but has an anticipated yearly gross income of at least \$10,000.

The term includes new activities, practices, equipment and procedures consistent with technological development within the agricultural industry. Use of equipment shall include machinery designed and used for agricultural operations, including, but not limited to, crop dryers, feed grinders, saw mills, hammer mills, refrigeration equipment, bins and related equipment used to store or prepare crops for marketing and those items of agricultural equipment and machinery defined by the act of December 12, 1994 (P.L. 944, No. 134), known as the Farm Safety and Occupational Health Act. Custom work shall be considered a normal farming practice. See: Act of June 10, 1982 (P.L. 454, No. 133), as amended

INVASIVE SPECIES

Any plant that appears in the most recent Invasive Plants Fact Sheet by the Pennsylvania Department of Conservation and Natural Resources (DCNR).

SLOPE

Existing vertical grade change over horizontal grade change (known also as "rise over run"), expressed in percent. Slope shall be determined based upon contour lines measured at vertical intervals of two feet.

STEEP SLOPE

A land grade in excess of 815%. (See: "slope.")

STEEP SLOPE RATIO

A measurement calculated by dividing the total area of all steep slopes within the site or lot by the site area or lot area, respectively. (See: "slope" and "steep slope.")

WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORD.

ARTICLE I General Provisions

§ 105-5, Definitions and word usage.

CONSERVATION FEATURES, SECONDARY

Natural or man-made features found either on the Township's Conservation Features Map (or listed elsewhere in other Township documents) that the Township desires to preserve during the land development process. The extent to which these features are preserved on an individual site will be determined on a case-by-case basis during the land development process. These features are woodlands, important farmland soils, steep slopes between 815% and 25%, scenic roads and vistas, and historic or cultural resources.

DISTURBANCE.

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Any plant that appears in the most recent Invasive Plants Fact Sheet by the Pennsylvania Department of Conservation and Natural Resources (DCNR).

SLOPE

Existing vertical grade change over horizontal grade change (known also as "rise over run"), expressed in percent. Slope shall be determined based upon contour lines measured at vertical intervals of two feet.

STEEP SLOPES

Land grades in excess of 815% and subject to regulation by the Whitemarsh Township Steep Slope Overlay Ordinance (Zoning Ordinance), as amended. (See: "slope.")

STEEP SLOPE RATIO

A measurement calculated by dividing the total area of all steep slopes within the site or lot by the site area, respectively. (See: "slope" and "steep slope.")

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 5, 2026

Mr. Charles L. Guttenplan, AICP
Director of Planning & Zoning
Whitmarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #25-0256-001
Proposal Name: Steep Slope Overlay Amendments [RE: Zoning Ord. and
Subdivision and Land Development Ord.]
Whitmarsh Township

Dear Mr. Guttenplan:

As requested, we have reviewed the above-referenced zoning ordinance amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as well as the above-referenced subdivision and land development ordinance amendment in accordance with Section 505 of Act 247. We forward this letter as a report of our review.

BACKGROUND

Whitmarsh Township has submitted proposed zoning ordinance and subdivision and land development ordinance text amendments related to the regulation of steep slopes in Whitmarsh Township. The Montgomery County Planning Commission (MCPC) assisted in drafting the proposed ordinance amendments under its Community Planning Assistance Contract with Whitmarsh Township, working closely with the Township Planning & Zoning Department and the Township Planning Commission over the course of several months. On November 19, the Planning Commission voted to recommend that the Board of Supervisors authorize the draft ordinance for public hearing. The Board of Supervisors has scheduled a public hearing for the proposed ordinance amendments on January 8, 2026.

The proposed text amendments to Article XXIII, Steep Slope Overlay District, of the Whitmarsh Township Zoning Ordinance (Chapter 116 of the Code of Ordinance of Whitmarsh Township) include the following:

- Amending Section 116-11, Definitions, to clarify the definitions for the following terms used within the Steep Slope Overlay District: *disturbance*, *normal agricultural operation*, *invasive species*, *slope*, *steep slope*, and *steep slope ratio*.



- Adding a new statement under Section 116-168, Legislative Intent, that affirms the goal of mitigating the impacts of climate change, consistent with the Township Comprehensive Plan.
- Amending Section 116-169.A. to increase the initial “steep slope ratio” that initiates the “modifications of regulations” set forth in this section (i.e., increased minimum lot area and reduced impervious surfacing allowance).
- Amending Section 116-169.B. to reduce the permissible disturbance area for areas of steep slope:
 - o Areas where slopes of 15-25% are present will be limited to 25% disturbance area.
 - o Areas where slopes of 25-35% are present will be limited to 10% disturbance area.
 - o Areas where slopes exceed 35% will be prohibited from disturbance.
- Amending Section 116-169.C. to clarify the intent of an existing exemption for agricultural uses.
- Amending Section 116-169.C. to establish a new administrative exemption for minor improvements on improved residential properties.

The proposed text amendments to the Whitemarsh Township Subdivision and Land Development Ordinance (Chapter 105 of the Code of Ordinance of Whitemarsh Township) provide for new or amended definitions of the following terms: *disturbance*, *normal agricultural operation*, *invasive species*, *slope*, *steep slope*, and *steep slope ratio*.

COMPREHENSIVE PLAN COMPLIANCE

Whitemarsh Township Selective Comprehensive Plan Update (2020)

The proposal appears generally consistent with Whitemarsh Township’s *Selective Comprehensive Plan Update (2020)*. Specifically, the proposed ordinance amendments address Land Use Policy #3 to “Protect and enhance Whitemarsh’s viewsheds and natural resources,” as well as two corresponding action items:

- Ensure new development limits grading, preserves natural topography, and preserves ridgelines (pg. 49).
- Review and update ordinances to ensure viewsheds, riparian corridors, hillside development standards and other environmental aspects are adequately addressed (pg. 49).

Montco 2040: A Shared Vision (2015; Amended 2021)

The proposal is generally consistent with Montgomery County’s comprehensive plan *Montco 2040: A Shared Vision (2015; amended 2021)*. One of the key themes of *Montco 2040* is the concept of “Sustainable Places,” which involve modernized infrastructure, improved stormwater management, protected natural resources, opportunities for healthy lifestyles, diverse housing choices, and enhanced community character. This proposal advances the sustainable places goal to “Conserve natural resources, environmentally sensitive areas, and farmland,” (pg. 7) by establishing stronger protections for steeply sloped land within Whitemarsh Township.

RECOMMENDATION & CONCLUSION

MCPC supports the applicant's proposal without comment as we have found it to be generally consistent with the comprehensive plans of Montgomery County and of Whitemarsh Township, as discussed above. We wish to commend Whitemarsh Township for prioritizing environmental conservation and sustainable development through targeted land use regulations such as the proposed amendments.

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 adopt these proposed ordinance amendments, Sections 505 and 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Timothy Konetchy, AICP, Senior Community Planner
timothy.konetchy@montgomerycountypa.gov – 610-292-4917

c: Craig McAnally, Township Manager
Aaron Kostyk, Chair, Township Planning Commission
Krista Heinrich, PE, Township Engineer
David Sander, Esq., Township Solicitor
Jessica Buck, District Manager, MCCD