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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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 18, 2022

Ms. Megan Weaver
Assistant Township Manager
Upper Gwynedd Township
1 Parkside Place
North Wales, Pennsylvania 19454

Re: MCPC #22-0026-001
SALDO Section 23 Sidewalks
Upper Gwynedd Township

Dear Ms. Weaver,

We have reviewed the above-referenced subdivision and land development ordinance amendments in accordance with Section 505 of Act 247, "The Pennsylvania Municipalities Planning Code" as you requested on February 1, 2022. We forward this letter as a report of our review and recommendations.

BACKGROUND

The proposed amendments to the township's subdivision and land development ordinance will add language regarding a fee-in-lieu of installation of required sidewalks. The amendments include a list of conditions when a fee-in-lieu of sidewalk installation would be appropriate, how to calculate the amount of the fee-in-lieu, and how the fees paid to the township in-lieu of sidewalk installation can be expended.

COMPREHENSIVE PLAN COMPLIANCE

The Upper Gwynedd Comprehensive Plan (adopted August 2021) Future Land Use Plan includes the walkability recommendation to "enhance the safety and connectivity of the pedestrian network throughout the township." Creating a fee-in-lieu of sidewalk installation option will create a clear policy and structure for collecting and expending funds on sidewalk and trails construction where it can be most beneficial throughout the township.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the proposed subdivision and land development ordinance amendments. However, in the course of our review we identified the following issue



that the township may wish to consider prior to adopting the proposed subdivision and land development ordinance amendments. Our review comment is as follows:

REVIEW COMMENT

ADA CURB RAMPS

The last section of the proposed subdivision and land development ordinance amendment describes how fees collected through the proposed fee-in-lieu of sidewalk installation option could be used. We suggest that ADA curb ramps could be added to the list of items fees collected can be spent on in section (1). By listing ADA curb ramps as a separate item, it may be more clear that these funds could be used to install ADA curb ramps on existing sidewalks as a stand-alone project.

CONCLUSION

We wish to reiterate that the Montgomery County Planning Commission generally supports the proposed subdivision and land development ordinance amendments, provided that the above comments are addressed to the satisfaction of the municipality.

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 subdivision and land development ordinance amendments, Section 505 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



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

c: Sandra Brookley Zadell, Township Manager
E. Van Rieker, AICP, Township Zoning Officer & Planning Coordinator