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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 9, 2024

Deborah Roesener
West Pottsgrove Township
980 Grosstown Road
Stowe, PA 19464

Re: MCPC 24-0017-001
Plan Name: Wawa Food Market - Stowe
(2 lots comprising 2.72 acres)
Situate: Old Reading Pike and Grosstown Road
West Pottsgrove Township

Dear Ms. Roesener:

We have reviewed the above-referenced subdivision and land development in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 22, 2024. We forward this letter as a report of our review.

BACKGROUND

Provco Pinegood Stowe, LLC is proposing to redevelop two properties at Old Reading Pike and Grosstown Road. The existing residential buildings on the proposed 2.27-acre Lot 1 are to be demolished and a 6,049 square-foot Wawa convenience store with 8 fuel pumps and 56 associated parking spaces is proposed to be constructed. The existing single-family dwelling and detached garage is proposed to remain on the 0.45-acre Lot 2. The properties are located in West Pottsgrove's Industrial zoning district. There is a 0.84-acre wetland on Lot 1 that will be impacted by these proposals. There is trailhead parking for the Schuylkill River Trail that is partially located on Lot 1, which is proposed to remain. A number of variances were granted in April 2023 for this proposal, including for the lot sizes, front and rear setbacks, sign area, and for non-conforming lots. The applicant is requesting several waivers from the township's Subdivision and Land Development ordinance, including for the submission of a combined preliminary/final plan, for sidewalks along both sides of the street, for driveway length, parking lot landscaping, and width of buffer plantings.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. The proposed development is located in a business area in the future land use plan of the county's comprehensive plan. Secondary uses in business areas include small-scale retail and service businesses that are



buffered from other uses. Development should be designed to make it easy for employees to walk to public transportation and control the impact of potential noise, light, and pollution on nearby residences.

The proposal is generally consistent with the 2015 Pottstown Metropolitan Regional Comprehensive Plan. The proposed development is located in a primary growth area in the future land use plan, where new non-residential growth is to be focused. New non-residential development should be planned to provide appropriate transitions between different uses and intensities of development.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and West Pottsgrove Township may wish to consider prior to preliminary/final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING & STORMWATER MANAGEMENT COMMENTS

- A. We recommend that the township ensure that DEP & the Army Corp of Engineers approve the Chapter 105 permit before issuing any approvals, or at least condition any preliminary plan approvals and permits on this.
- B. The proposed underground vaults will need to be inspected and maintained. We recommend that adequate groundwater protection be in place to prevent groundwater contamination for neighboring residences in case the underground tanks leak.
- C. Given the disturbance to the existing wetland, we recommend that the applicant naturalize the site as much as possible. In particular, we recommend that more shrubs and plantings be added to the Grosstown Road frontage.
- D. We recommend that perennial grass beds be added in front of the proposed 6-foot fence along the area marked on the plan 'Area to be sod' adjacent to the residence on Lot 2. We recommend that the fence line be softened with mixed evergreen and deciduous plantings to add seasonal interest, instead of installing the seven arborvitae.

SIDEWALKS AND CONNECTIVITY

- A. We commend the applicant for creating a pedestrian and bike connection from the Schuylkill River Trail to the Wawa and installing bike parking. We recommend that the applicant verify that the size of the bicycle parking area is adequate to accommodate bicycles. We also recommend that the applicant consult the trailhead easement agreement to determine which party will be responsible for maintaining the walkway through the easement area.
- B. The applicant is requesting a waiver from installing sidewalks and border areas on both sides of the street within the ultimate right-of-way. We recommend that sidewalks be installed along the Old Reading Pike frontage to connect to the front door of the Wawa, to ensure pedestrian access from the residences to the west of the site.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve West Pottgrove Township's planning objectives for commercial development.

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 (24-0017-001) on any plans submitted for final recording.

Sincerely,



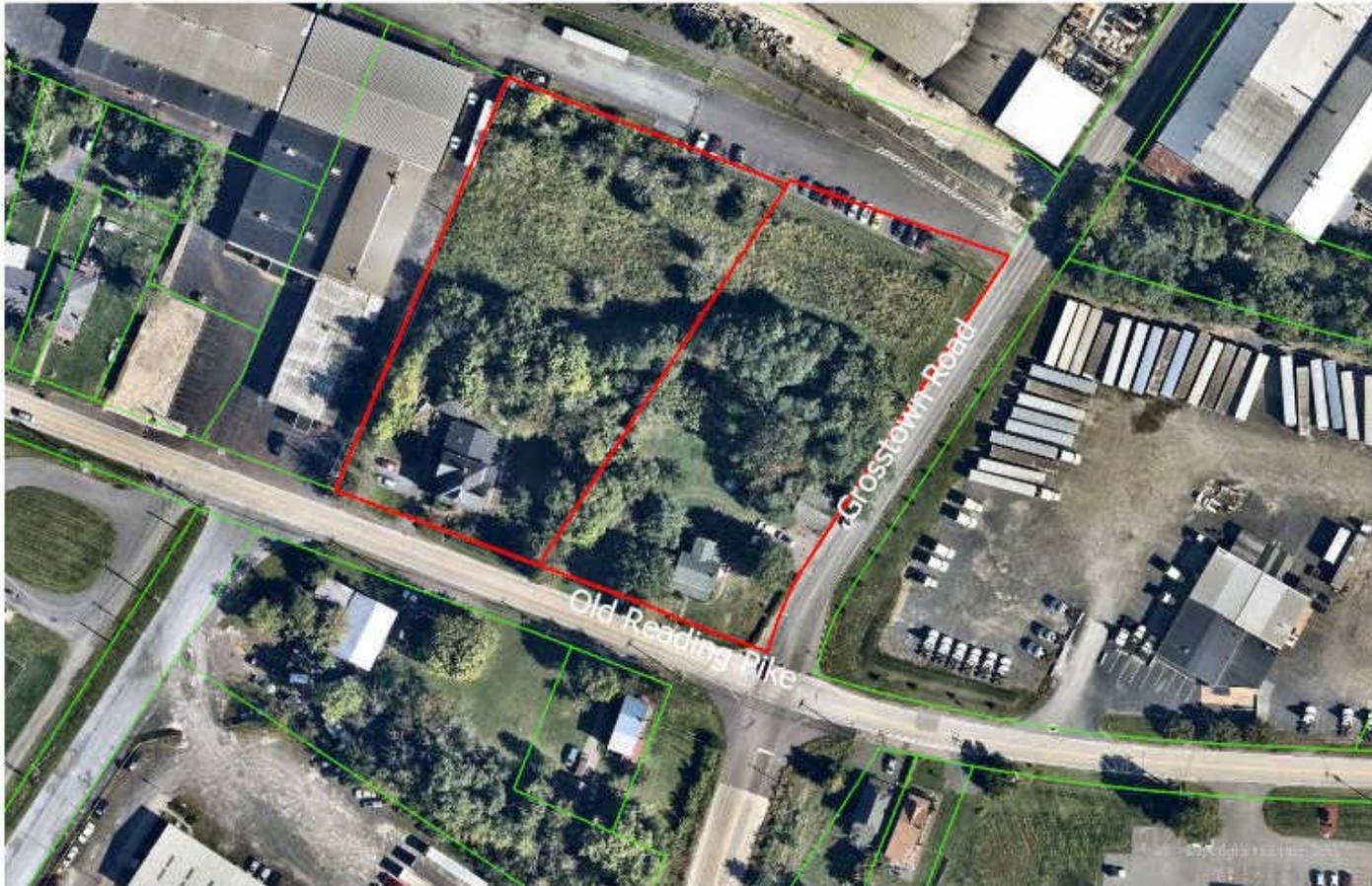
Naomi Crimm, Planner II
naomi.crimm@montgomerycountypa.gov – 610-278-3748

c: Provco Pinegood Stowe, LLC, Applicant
Shawn Muntz, Bohler Engineering, Applicant's Representative

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



Wawa Food Market - Stowe
MCPC#240017001

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