Montgomery Township Planning Commission

Agenda

September 17, 2026 – 7pm

***The agenda for the Regular Meeting is as follows***:

1. Call to Order 7:00 pm - Roll Call
2. Pledge of Allegiance
3. Approval of Minutes – June 18, 2026
4. Minor Subdivision Application (revised) –

   Costco Wholesale Building Expansion – LDS-25-005
5. Public Comment
6. Adjourn Meeting

MONTGOMERY TOWNSHIP
Planning Commission Meeting Minutes
June 18, 2026

The meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, June 18, 2026. The members of the Planning Commission in attendance included: Rutuke Patel, Jay Glickman, Alex Rigney, and Leon McGuire. Also present: Finn Skovdal, of the Township Solicitor's office; Jesse Hill, Director of Planning and Zoning; and Mary Gambino, Land Development Project Coordinator.

The meeting was called to order at 7:00 p.m. by Jay Glickman.

After Roll Call, and the Pledge of Allegiance, a motion was made by Rutuke Patel, and seconded by Alex Rigney, to approve the minutes of the May 21, 2026, meeting. All in favor.

*Proposed Data Center Ordinance #26-358-Z*

Finn Skovdal, of the Township Solicitor's office, gave an overview of the proposed ordinance amending Chapter 230 of the Zoning Ordinance, to add definitions related to data centers, in the LI Limited Industrial Zoning District, to permit data centers by Conditional Use, and establish criteria and requirements for data centers. Mr. Skovdal stated that the proposed ordinance was a comprehensive document drafted after model ordinances or similar ordinances in Montgomery, Chester, and York counties, and West Goshen Township. A few key points of the proposed ordinance were highlighted including the use of public sewer for wastewater disposal, energy usage plan, water usage, thermal impact, noise and vibration mitigation, site lighting restrictions, and enforcement of violations. Mr. Skovdal pointed out that the standard 1000-foot setback had been reduced to 500 feet. Using the 1000-foot setback would eliminate all properties whereas a 500-foot setback could apply to three existing properties within the township.

Jay Glickman commented that the purpose of the proposed ordinance is to protect both the township and the township residents. Leon McGuire commented that the proposed ordinance is almost identical to a recently reviewed ordinance for Hilltown Township.

Rutuke Patel questioned how the decibel figures in the proposed ordinance were determined and whether an electromagnetic field could be created by a data center. Mr. Skovdal replied that the decibel numbers were taken from the West Goshen Township ordinance and had been reviewed by the Montgomery Township Engineer's office. Mr. Patel stated that medical devices can be affected by electromagnetic fields and questioned whether a 500-foot setback would be adequate to protect residents with medical devices. Jesse Hill stated that the proposed ordinance identified "sensitive receptors", and persons with medical devices, in residences not located on a parcel with an existing industrial, commercial, or unpermitted use, would fall into this category. Alex Rigney stated that remote monitoring of medical devices is now more prevalent than had been previously experienced, due to a push to keep patients out of hospitals, and monitoring systems, as well as medical devices can be

affected by electromagnetic fields. Mr. Patel suggested that provisions be added to protect not only nearby residents, but also employees of data centers, who have medical devices, such as pacemakers.

The proposed ordinance provides for a public hearing to be held at least fourteen days prior to the first conditional use hearing. Alex Rigney suggested the notice period be extended beyond the fourteen days to allow adequate time for residents to review and digest the proposal. Mr. Rigney suggested that the public meeting be held 28 days prior to the first conditional use hearing. The commission members agreed with the 28-day timeframe.

The proposed ordinance has a provision if Federal or Commonwealth law establishes the ability for the Township to enter into a Community Benefits Agreement with the applicant, the applicant shall enter into such an agreement to the satisfaction of the Township and as otherwise permissible under such laws. Mr. Rigney questioned whether such a Federal or Commonwealth law currently exists. Mr. Skovdal replied that there is no such law at this time. Mr. Rigney stated that it seems that the City of Philadelphia has the legal framework in place for Community Benefits Agreements through its Philadelphia Community Benefits Ordinance.

Jesse Hill stated that there are quite a lot of restrictions and many steps required to get to the approval stage for a Conditional Use in the proposed ordinance. He reviewed the 10-acre lot size requirements and stated that there are twelve properties of that size within the township, and of those twelve, only three properties come close to meeting the other requirements. Leon McGuire questioned if two or more properties could be combined to meet the 10-acre requirement. Mr. Hill stated that could be a possibility.

Upon motion by Rutuke Patel, and second by Alex Rigney, the Planning Commission recommended that the Board of Supervisors set a date for a public hearing to be held to consider the proposed Data Center Ordinance, incorporating the recommendations of the Commission. All in favor.

There being no further business to come before the Commission, a motion was made by Alex Rigney, and seconded by Rutuke Patel, to adjourn the meeting at 7:18 p.m. All in favor.

BOHLER

1600 Manor Drive, Suite 200
Chalfont, PA 18914
215.996.9100

August 7, 2026
Via: Hand Delivery

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Attention: Jesse Hill, Director of Planning & Zoning

Re: Waiver Request Letter
740 Upper State Road
Montgomery Township
Montgomery County
PAA230180.00

Dear Jesse:

As part of their Land Development submission, Costco Wholesale Corporation is requesting the following waivers:

1. **A waiver from Section 205-10.H.(6)(e) which requires physical separation of the circulation pattern for service vehicles from automobile parking areas and parking access driveways for shopping centers and other large-scale uses having frequent truck deliveries or pickups.**

   A waiver is requested as the existing layout of the site does not separate service vehicle and automobile circulation. The additions proposed do not change the general location of loading areas.

2. **A waiver from Section 205-10.H.(7)(b) to allow ADA parking spaces to be 8 feet wide in lieu of the required 12 feet wide.**

   An eight (8.6') foot wide striped area is provided between the two (2) proposed eight (8.6') foot wide ADA spaces to comply per ADA standards. This overall effective width of 25.8' for two (2) ADA spaces meets the townships requirement of two (2) spaces at 12' each.

3. **A partial waiver from Section 205-78.B.(1) which requires the location, names and widths of streets and alleys, including existing streets; the location and names of railroads; the location of property lines and names of owners; and the location of watercourses, sanitary sewers, storm drains and similar features within 400 feet of any part of the land to be subdivided or developed.**

   A partial waiver is requested to provide an aerial plan depicting pertinent information within 400 feet of the parcel that is not already provided on the plans.

4. **A partial waiver from Section 205-78.B.(2) which requires the names, locations, widths and other dimensions, including center-line courses, distances, and curve data, paving widths and curblines, right-of-way and curbline radii at intersections and street location tie-ins by courses and distances to the nearest intersection of existing and planned streets and alleys, and the location and size of existing sanitary sewers and storm drains, watercourses and drainage flows and recreational areas within the land to be subdivided.**

   A partial waiver is requested to provide an aerial plan depicting pertinent information within 400 feet of the parcel that is not already provided on the plans.

5. **A partial waiver from Section 205-78.C.(1)(f) which requires tentative grades to an existing street or to a point 400 feet beyond the boundaries of the subdivision.**

A partial waiver is requested to provide an aerial plan depicting pertinent information within 400 feet of the parcel that is not already provided on the plans.

Should you have any questions or require any additional information regarding the above matter, please do not hesitate to contact our office at (215) 996-9100.

Sincerely,

**BOHLER ENGINEERING PA, LLC**

Thomas Knab, RLA
Project Manager

cc: Nicholas Tose (via Newforma)
Wendy Feiss McKenna (via Newforma)
Tung-To Lam (via Newforma)
Brian Kendell (Via Newforma)

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 4, 2026

File No. 2307018.02

Jesse Hill, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936–9605

Reference: Preliminary/Final Land Development Application (LDS-25-005)
Costco Wholesale – Building Expansion
740 & 760 Upper State Road
Tax Map Parcel Number: 46-00-3919-121, Block 13C, Unit 1
46-00-03919-148; Block 13C, Unit 2 (Lot 1B)

Dear Jesse:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below with regard to the preliminary/final land development application referenced above.

A. Preliminary/Final Land Development Plans for Costco Wholesale Proposed Building Expansion (22 Sheets), prepared by Bohler Engineering, dated October 11, 2024, last revised August 7, 2026.

B. Land Use Area Plan, prepared by Schlosser & Clauss, dated August 5, 2003, last revised March 3, 2014.

C. Waiver Request Letter, prepared by Bohler Engineering, dated August 7, 2026.

D. Comment Response Letter, prepared by Bohler Engineering, dated August 7, 2026.

The subject lots, Units 1 and 2, are 9.44 acres and 6.79 acres, respectively and are part of the General Hancock Partnership Development Site. The overall site is within the Limited Industrial (LI) Zoning District and the Expressway Corridor Preservation Overlay (ECPOD) Zoning District and is developed in accordance with the Township Retail Center Regulations. Unit 1 contains the existing Costco Wholesale. Unit 2 contains the Costco Gasoline Fueling Station. The lots can be accessed through the General Hancock Shopping Center from Upper State Road (S.R. 2012) and the U.S. Route 202 Parkway.

The Applicant, Costco Wholesale Corporation, proposes expansion of the existing building and retail use to the south and east totaling approximately 17,400 sf. Construction of the addition to the east will eliminate 24 parking spaces.

We offer the following comments for consideration by the Montgomery Township Board of Supervisors. Our review includes consistency with the Township Comprehensive Plan, Township Zoning Ordinance (Chapter 230), Township Land Subdivision Ordinance (Chpt. 205), Township Stormwater Management Ordinance (Chpt. 206), and the Township Street Lighting Requirements (Chpt. A237).

## PLANNING REVIEW

1. Existing Conditions and Surrounding Land Uses

   a. The site consists of a Costco, and the plan proposes to expand the current structure.

   b. The site is located in the LI Limited Industrial District, and within the ECPOD Expressway Corridor Preservation Overlay District, and has frontage along Route 202 and Costco Drive. Costco Drive

has access onto Upper State Road.

c. The site is surrounded by a mix of residential and commercial uses.

2. Consistency with the Comprehensive Plan

a. The proposed expansion is to an existing commercial use. Per the 2022 Comprehensive Plan, economic development is the "...manifestation of a community's fiscal, social, and physical resources as part of a long-term planning process aimed at preserving and improving its overall quality of life." The expansion of an existing commercial use improves the community by providing more employment opportunities, supporting, and growing the local tax base, and serving residents with needed goods and services. The proposed development is generally consistent with the Comprehensive Plan.

3. General Comments

a. The proposed building expansion will eliminate 24 parking spaces including one ADA accessible parking space. It appears that the number of existing parking spaces is in excess of the minimum required number of spaces. Even with the removal of the 24 parking spaces it appears the number of parking spaces will be more than the minimum number required.

## LANDSCAPE REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

4. There are outstanding landscape punchlist items for the end of maintenance for the Costco Gas land development (LDS 712). It is our understanding that on July 23, 2024 the Montgomery Township Board of Supervisors authorized End of Maintenance contingent upon satisfactorily addressing the landscape punchlist items, or receipt of $2,355. Escrow is being held as cash for these replacements. It is also our understanding from the August 7, 2026 response letter that the Applicant intends to complete this work prior to closeout of the building expansion project:

a. One (1) Honey Locust in the large planting island has stem/trunk canker and must be replaced.

b. One (1) Red Maple in the island in front of the gas pumps has died and was removed, and must be replaced.

c. Any remaining tree wrap should be removed from all of the trees.

The landscape plans should be revised to show the location of the tree to be removed, and the locations, species and sizes of the trees to be planted, and to include a note regarding the removal of tree wrap.

## TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

5. §205-10.H.(6)(e) – In the case of shopping centers and other large-scale uses having frequent truck deliveries or pickups, the circulation pattern for service vehicles shall be physically separated from automobile parking areas and parking access driveways. The Applicant is requesting a waiver of this requirement as the existing layout does not separate service vehicle and automobile circulation and the proposed expansion does not change the location of the loading areas.

6. §205-104 – Traffic Study

a. A revised traffic study was not included with the submission. Therefore, our previous comments from the November 14, 2025 review letter still apply as follows:

i. The existing weekday PM counts shown on Figure 3 do not match the count sheets. The analysis should be revised accordingly.

ii. The speed limits and storage lengths in the report and capacity analysis worksheets are inconsistent, revise accordingly.

General Comments

7. As stated previously, provide details for all signs (i.e. No Stopping or Standing – R7-4A-1).
8. Add a note to the stop bar and crosswalk details to indicate a minimum of four feet between the crosswalk and the stop bar.
9. Revise each of the proposed crosswalks to provide a minimum 6-foot width.
10. Label the two signs at the north end of the building along the new drive aisle (presumed to be proposed pedestrian crossing signs).

**ENGINEERING REVIEW**

Zoning Ordinance (Chapter 230)

11. Except as identified elsewhere in this letter or by others, the plans, as currently presented, appear to be consistent with the Township's Zoning Ordinance.

Subdivision and Land Development Ordinance (Chapter 205)

12. §205-82 – Upon completion of improvement construction a completion certificate will be issued by the Township Secretary and the plan endorsed by the Township Engineer. The Applicant shall provide an as-built plan depicting construction of all improvements in sufficient detail to demonstrate conformance with the approved land development plans. The as-built plan shall be certified by a surveyor licensed in Pennsylvania.

Stormwater Management Ordinance (Chapter 206)

Development of this pad site was included in the original approval of the General Hancock Partnership development in the late 1990's and more recently in 2021 when the fueling station was added. While the currently proposed configuration of the site is different than the previous site designs; the parameters and conditions of the currently proposed configuration are equal to or are not in exceedance of the previous stormwater management designs. At the time of the fueling station addition to the site a water quality feature was added to the overall General Hancock partnership development to address water quality requirements.

Based upon review of the current proposal and the existing stormwater facilities and BMPs associated with the overall General Hancock Partnership development, the plans, as currently presented, appear to be consistent with Township Stormwater Management Ordinance. The following stormwater related administrative items shall be addressed.

13. §206-13.B – The proposed earth disturbance is greater than 1 acre. It is our understanding that the NPDES permit for this site was renewed in 2024 and expires in December 2029. The applicant shall provide documentation to the Township that an active NPDES permit is in place.
14. §206-33, 34, 35, & 36 – The stormwater operation and maintenance agreement for the site should be reviewed and amended as needed to address this proposed development to the satisfaction of the Township Solicitor.

General

15. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. PADEP, PennDOT, MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.
16. Site Accessibility review will be provided under separate cover.

To help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Please note that revision and/or

modification of the plans may require review and additional comment.

If you have any questions regarding the above, please contact this office.

Sincerely,

Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.

Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist
Senior Landscape Architect
Gilmore & Associates, Inc.

Gilmore & Associates, Inc.
Leslie S. Bogdnoff, P.E.
Senior Transportation Engineer

Gilmore & Associates, Inc.
James P. Dougherty, P.E.
Senior Project Manager

JSG/VLL/LSB/JPD/gja

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Scheiter, Deputy Fire Marshal - Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Nick Tose – Costco Wholesale Corporation
Wendy Feiss McKenna, Esq. – Robert L. Brant & Associates, LLC
Thomas Knab, RLA – Bohler Engineering
John R. Harter, P.E. – Traffic Planning & Design, Inc.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 4, 2026

File No. 2023-07018-02

Jesse Hill, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Application (LDS-25-005)
Costco Wholesale – Building Expansion
740 & 760 Upper State Road
Tax Map Parcel Number: 46-00-3919-121, Block 13C, Unit 1
46-00-03919-148; Block 13C, Unit 2 (Lot 1B)

Dear Jesse:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised Preliminary/Final Land Development Plan submission for the above-referenced project for accessibility. The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors, doorways, means of egress, or any interior elements, which we defer to the Building Code Official for review. We offer the following comments for consideration:

I. SUBMISSION

A. Preliminary/Final Land Development Plans for Costco Wholesale Proposed Building Expansion (22 Sheets), prepared by Bohler Engineering, dated October 11, 2024, last revised August 7, 2026.

II. ACCESSIBILITY REVIEW COMMENTS

Based on our review, the following items do not appear to comply with the accessibility provisions of Pennsylvania's Uniform Construction Code, specifically the 2018 International Building Code (IBC) and/or the ICC A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standard:

1. IBC §1105.1 – Label the entrances (e.g. public, restricted, service) proposed at the stairs along the northern side of building expansion on the Site Plan, Sheet 5.

2. IBC §1106.1 – Revise the Costco Required ADA parking calculation included in the Parking Requirements (Premises A & B) table on the Overall Site Plan, Sheet 4, to be based on number of provided parking spaces (instead of the required number of parking spaces).

3. IBC §1111.1.5 – Add signage to the plans, including related details and proposed locations, to identify accessible entrances with the International Symbol of Accessibility.

4. IBC §1111.2.1 – Revise the accessible entrance directional signage details provided on the Detail Sheet, Sheet 20, to include a note indicating the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1-2009. Add the proposed sign locations to the Site Plan, Sheet 5, and include the signs in the Sign Key Legend.

To help expedite review of the plan resubmission, we request that the Applicant submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the

review comments should also be identified in the response letter. Please note that revision and/or modification of the plans may require review and additional comment.

If you have any questions regarding the above, please contact this office.

Sincerely,

Karen MacNair

Karen M. MacNair, P.E.
Accessibility Inspector/Plans Examiner, Certification #005027
Gilmore & Associates, Inc.

KMM/

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Scheiter, Deputy Fire Marshal - Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Nick Tose – Costco Wholesale Corporation
Wendy Feiss McKenna, Esq. – Robert L. Brant & Associates, LLC
Thomas Knab, RLA – Bohler Engineering
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.

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**MONTGOMERY TOWNSHIP**
**DEPARTMENT OF FIRE SERVICES**
1001 STUMP ROAD
MONTGOMERYVILLE, PA 1 18936-9605
Telephone: 215-393-6970 • Fax: 215-699-1560
email: jscheiter@montgomerytwp.org
www.montgomerytwp.org

**John Scheiter**
ACTING FIRE CHIEF
FIRE MARSHAL
EMERGENCY MANAGEMENT
COORDINATOR

**FIRE MARSHALS OFFICE:**
215-393-6936

September 4, 2026

Jesse Hill

Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Re: Costco Building Expansion

Dear Jesse:

Thank you for allowing the Fire Marshal's Office to comment on the proposed construction of the: Costco Building Expansion.

Using the 2018 edition of the International Fire Code for guidance, the Fire Marshal's Office offers the following comments:

1. **503.2.2 Authority.** The *fire code official* shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction. **Comment: Shall provide a minimum of 26 feet around building for emergency access. This comment has been addressed on plans dated 8-7-26.**

2. **503.3 Marking.** Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. "NO PARKING FIRE LANE" signage SHALL be provided at all fire lanes at intervals of not more than 50 ft. or as otherwise directed by the Fire Marshal's Office.
    - Fire apparatus roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
    - Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

    **Comment: Add 1 additional sign as indicated on attachment.**

3. **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the *fire code official.* **Comment: Shall provide truck turning template of MTFD ladder truck maneuvering around building. This comment has been addressed on plans dated 8-7-26.**

4. **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 26 feet (6096 mm) exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). **This comment has been addressed on plans dated 8-7-26.**

5. **D105.2 Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 m) in height. **This comment has been addressed on plans dated 8-7-26.**

## GENERAL COMMENTS

6. Any gas services that are accessible/vulnerable to vehicular traffic SHALL have approved vehicle impact protection installed. **This comment has been addressed on plans dated 8-7-26.**

7. All applicants are to contact the Code Enforcement Office when underground piping is being hydrostatically tested on site. Applicants are also reminded that flushing of the underground piping SHALL be witnessed by a township official prior to final riser connections per NFPA 13. **This comment has been addressed on plans dated 8-7-26.**

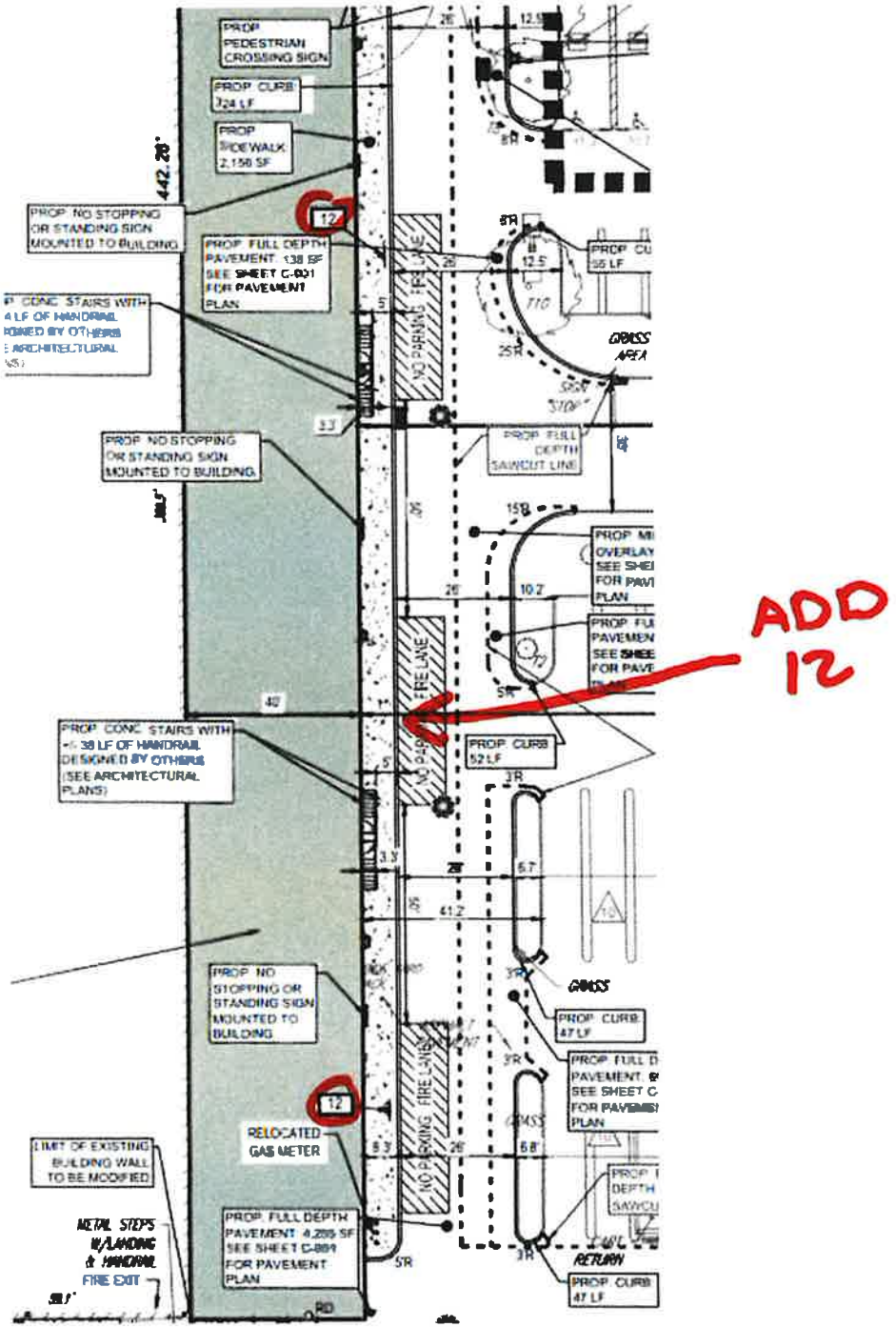
8. All buildings that are 5,000 square feet or more shall be fully sprinklered and the Fire Department Connection shall be shown to indicate exact location. **Comment: The new expansion shall be tied into the sprinkler system. This comment has been addressed on plans dated 8-7-26.**

The Fire Marshal's Office recommends that the proposed development be approved as submitted subject to the developer complying with the above referenced items.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Reviewed by:
John Scheiter
Acting Chief / Deputy Fire Marshal


PROP PEDESTRIAN CROSSING SIGN
PROP CURB 324 LF
PROP SIDEWALK 2,156 SF
442.26'
PROP NO STOPPING OR STANDING SIGN MOUNTED TO BUILDING
PROP FULL DEPTH PAVEMENT 138 SF SEE SHEET C-001 FOR PAVEMENT PLAN
PROP CONC STAIRS WITH 4 LF OF HANDRAIL DESIGNED BY OTHERS (SEE ARCHITECTURAL
PROP NO STOPPING OR STANDING SIGN MOUNTED TO BUILDING
PROP CONC STAIRS WITH +/- 38 LF OF HANDRAIL DESIGNED BY OTHERS (SEE ARCHITECTURAL PLANS)
PROP NO STOPPING OR STANDING SIGN MOUNTED TO BUILDING
RELOCATED GAS METER
LIMIT OF EXISTING BUILDING WALL TO BE MODIFIED
METAL STEPS W/LANDING & HANDRAIL FIRE EXIT
PROP. FULL DEPTH PAVEMENT 4,205 SF SEE SHEET C-001 FOR PAVEMENT PLAN
NO PARKING FIRE LANE
PROP FULL DEPTH SAWCUT LINE
PROP CURB 52 LF
PROP CURB 47 LF
PROP CURB 47 LF
GRASS AREA
GRASS
RETURN
ADD 12

**MONTGOMERY COUNTY**
**BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

**MONTGOMERY COUNTY**
**PLANNING COMMISSION**
MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 3, 2025

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #25-0222-001
Proposal Name: Costco Building Expansion
(1 lot on approximately 16.23 acres)
Situate: 740 Upper State Road/near Horsham Road
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced preliminary/final land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 15, 2025. We forward this letter as a report of our review.

## BACKGROUND

Costco Wholesale Corporation has submitted a proposal to expand their currently operating 140,383-square foot wholesale club retail store by an additional 17,402 square feet via 3 separate building extensions. One of the extensions will be used for loading and unloading of trucks. As the building footprint is being adjusted, minor changes to the store's parking lot and drainage areas are also proposed. The building is on leased land owned by GH Wholesale Club, LP, and is located in the Expressway Corridor Preservation Overlay zoning district. The applicant is requesting three waivers, all related to showing off-property site condition notations on the plan set.

## COMPREHENSIVE PLAN COMPLIANCE

Montgomery Township's 2022 Comprehensive Plan shows this area as part of the "Mixed Use" core at the center of the township. As part of the township's economic development strategy, recommendations are provided that include "evaluate the feasibility of implementing physical improvements...within the commercial corridors" and "promote appropriate redevelopment options". We believe this development proposal is compatible with the township's comprehensive plan.

Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, shows the entire corridor along the 202 Parkway as located within the Regional Mixed-Use Center, and notes that over time, "the character of development might evolve" as these areas typically see the most intensive uses and retail activity. Additionally,

the County's plan pledges to "work with municipalities, developers, and property owners redeveloping older retail properties". In this instance, a retail property is expanding on its success with an additional building footprint that should better help it to serve its customers and continue to promote Montgomery Township as a strong destination for commercial activity. We believe this land development proposal is compatible with *Montco 2040*.

## RECOMMENDATION/CONCLUSION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal without any further comments, as the changes to the site are minor and should be absorbed within the existing footprint without any 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 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 (#25-0222-001) on any plans submitted for final recording.

Sincerely,

Matthew Popek

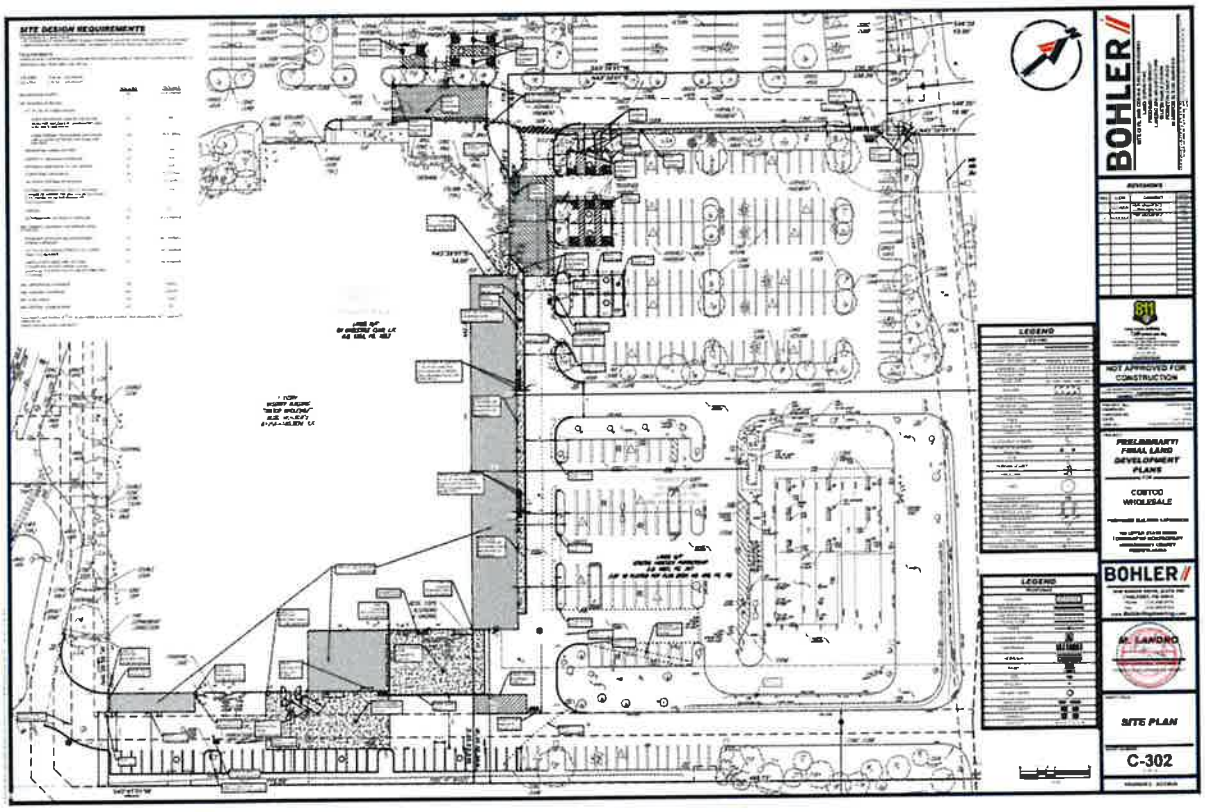
Matthew Popek, AICP
Transportation Planning Manager
matthew.popek@montgomerycountypa.gov - 610-278-3730

c: Nick Tose, Applicant
Thomas Knab, RLA, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission
Mary Gambino, Twp. Project

Attachments: 1. Reduced Copy of Site Plan
2. Aerial of Site

Ms. Marianne McConnell - Attachment 1 - December 3, 2025

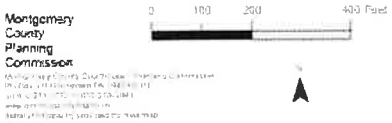
*Site Plan – 740 Upper State Road, Montgomery Township*



*Aerial – 740 Upper State Road, Montgomery Township*




Costco Building Expansion
MCPC#250222001



# ZONING REVIEW
## Costco Building Expansion / 740 Upper State Road LDS-25-005

DATE: November 25, 2025
PROJECT NAME: Costco Building Expansion
LOCATION: 740 Upper State Road
ZONING DISTRICT: developed under ECPOD regulations Option 2 Overlay
PROPOSED USE: Retail Sales
ZONING HEARING BOARD APPROVAL REQUIRED? NO
CONDITIONAL USE APPROVAL REQUIRED? NO

**Comments:**

The applicant proposes a 17,402 square foot expansion to the existing 140,383 square foot retail building. Three additions are proposed; two on the rear of the building and one on the east side of the building. The addition on the side of the building includes the removal of 24 existing parking spaces and the installation of sidewalk.

Proposed plan meets the dimensional and parking requirements outlined in Ch 230, Article XXVIII, Retail Center Regulations within the ECPOD provision.

Must comply with provisions set forth in Chapter 230-206 through 230-213.

Letter requesting waivers noted on the plan shall be provided.

**Zoning Officer**

11/26/25.
**DATE**

# MONTGOMERY TOWNSHIP POLICE DEPARTMENT

William R. Peoples
*Chief of Police*

1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936
215-362-2301 • Fax 215-362-6383

To: Marianne J. McConnell
Director of Planning and Zoning

From: William R. Peoples
Chief of Police

Date: October 17, 2025

Re: Costco Wholesale Corporation LDS-25-005

A review of the above-referenced Land Development Plan was conducted on this date. There are no areas of concern to the Police Department at this time. Thank you for the opportunity to review this Land Development Plan. Please contact me if you have any issues or concerns.