



Change is Hard, Let's Talk About It:

A Town Hall About Development in Lower Gwynedd Township



Township Shares (Presentation)

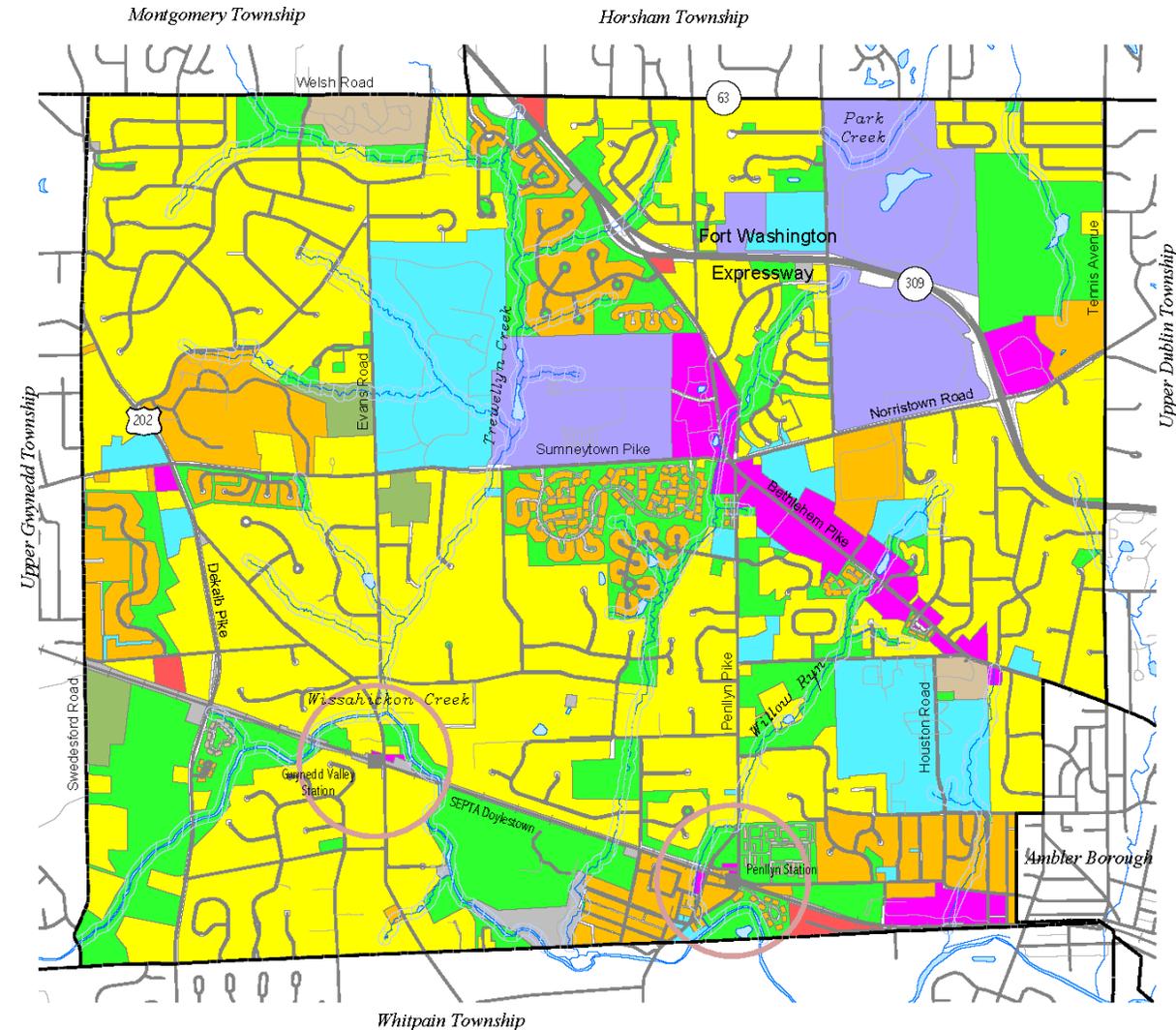
- Overview of the draft Comprehensive Plan.
- Summary of the Township's role in development and commercial revitalization.
- Can we do anything about traffic?
- Ideas for implementing the Comp Plan recommendations.
- After the focus groups, recap what we hear.

You Share (Focus Groups)

- What you think about the plan and what you want to see in it.
- Focus areas:
 - Locations for future growth.
 - Where zoning might or should change.
 - Traffic concerns.

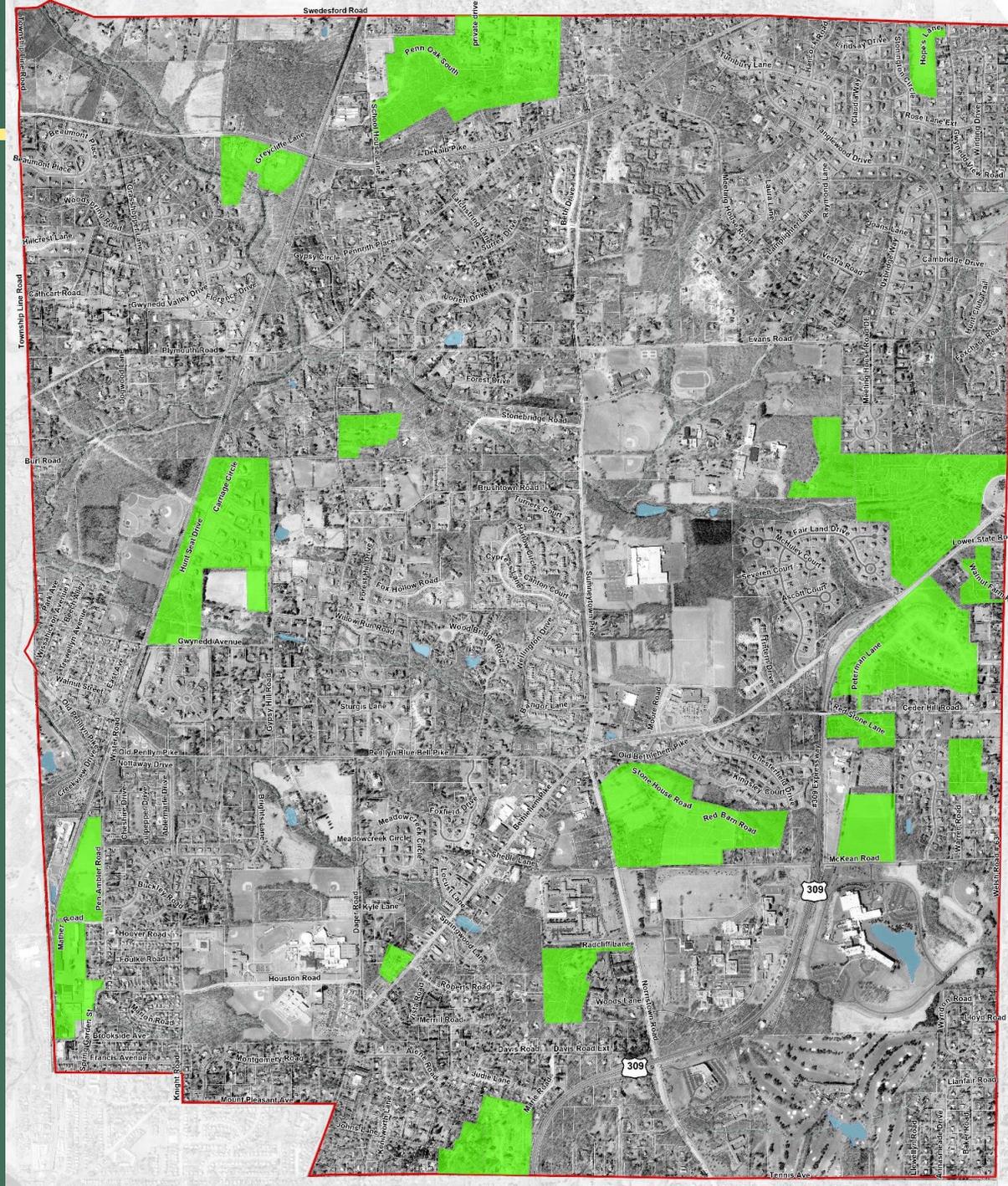
- Guide for next 20 years of (re)development.
- Goals similar to last Comp. Plan, which was adopted in 2000.
- Result of public engagement that began in 2023.
- What is changing?

Lower Gwynedd Township Montgomery County, Pennsylvania



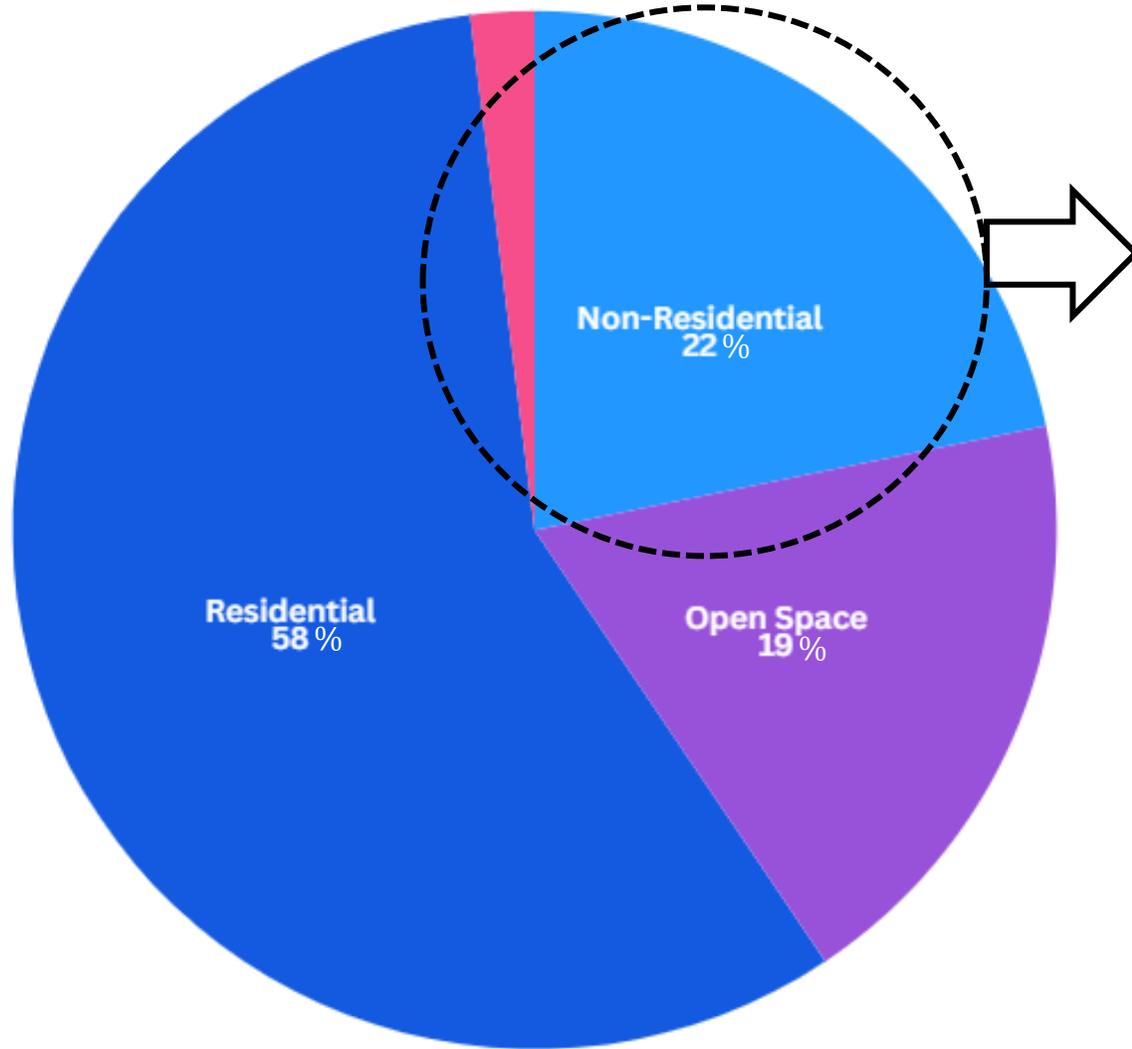


Map: Development projects from 2000-2025

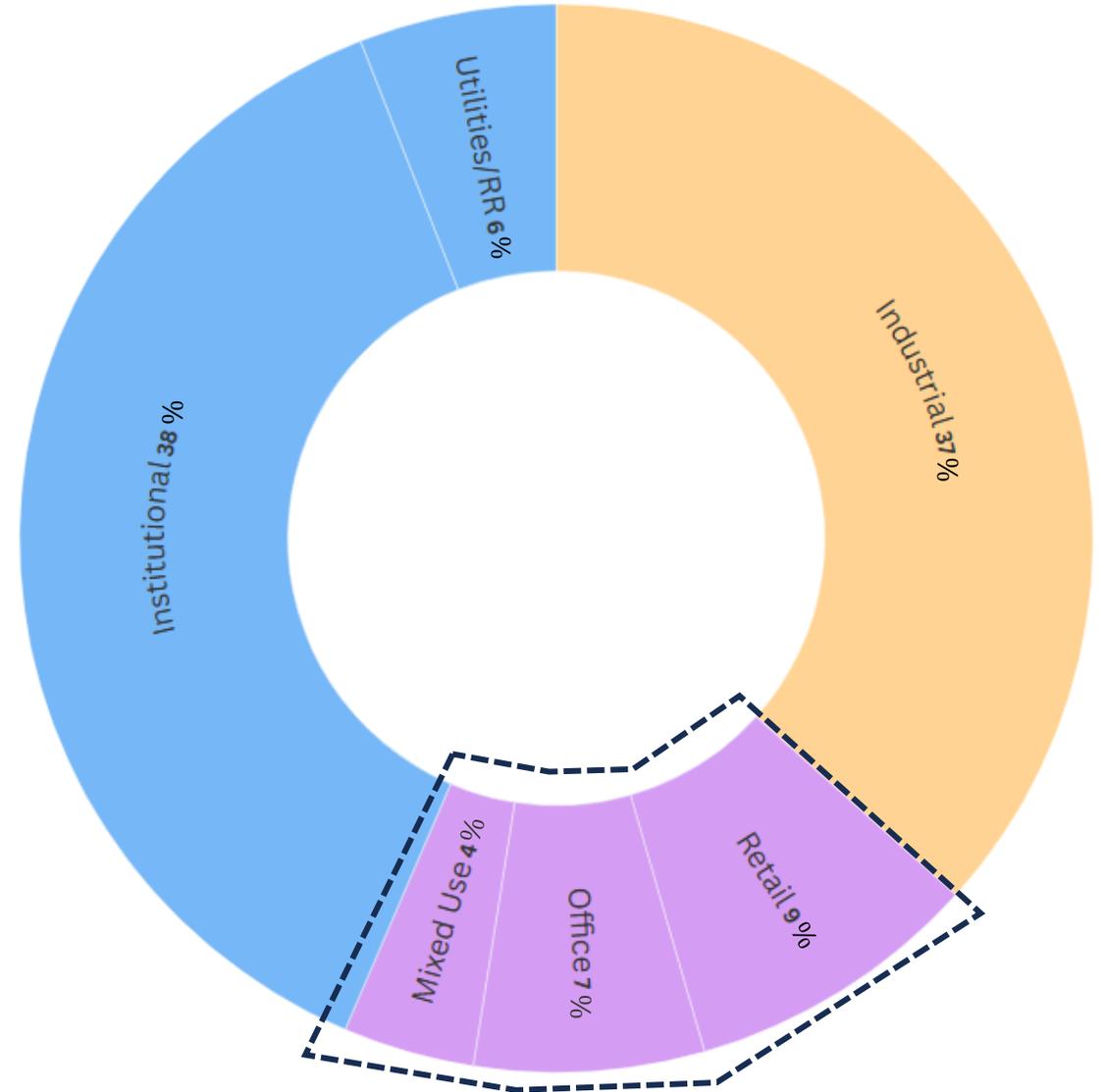




All Land Use - Current

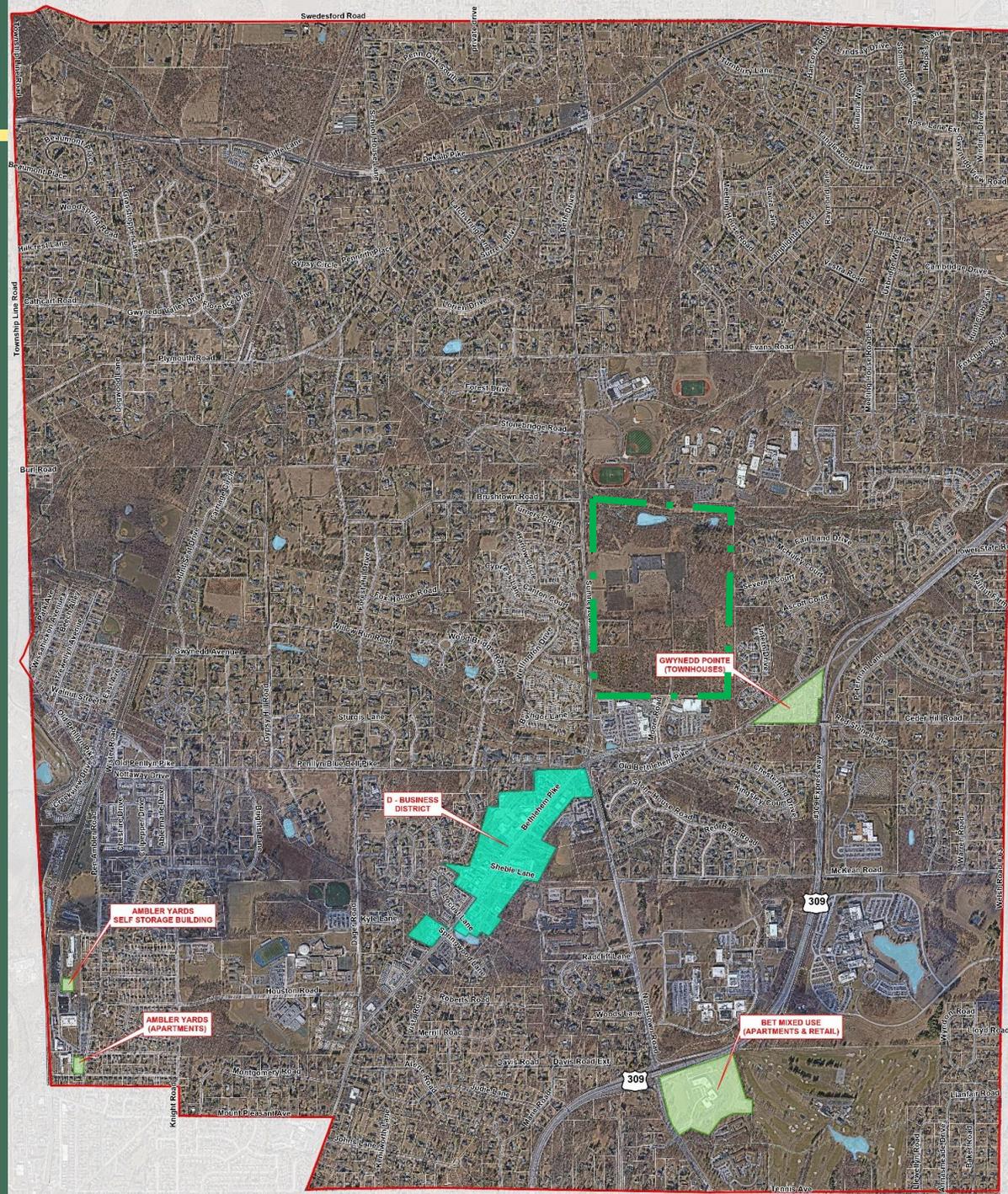


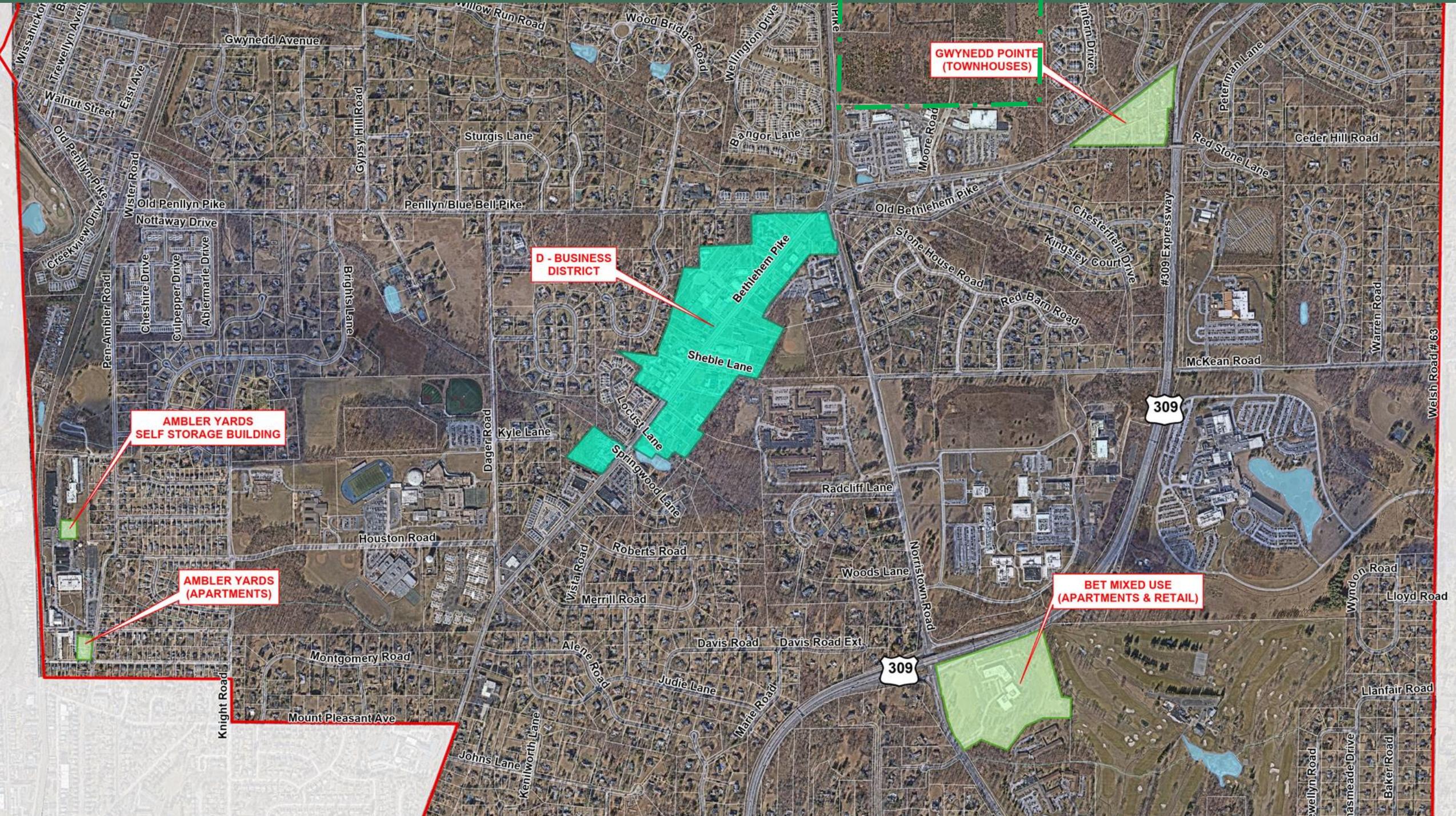
Non-Residential Land Use - Current





Current or anticipated redevelopment projects





**GWYNEDD POINT
(TOWNHOUSES)**

**D - BUSINESS
DISTRICT**

**AMBLER YARDS
SELF STORAGE BUILDING**

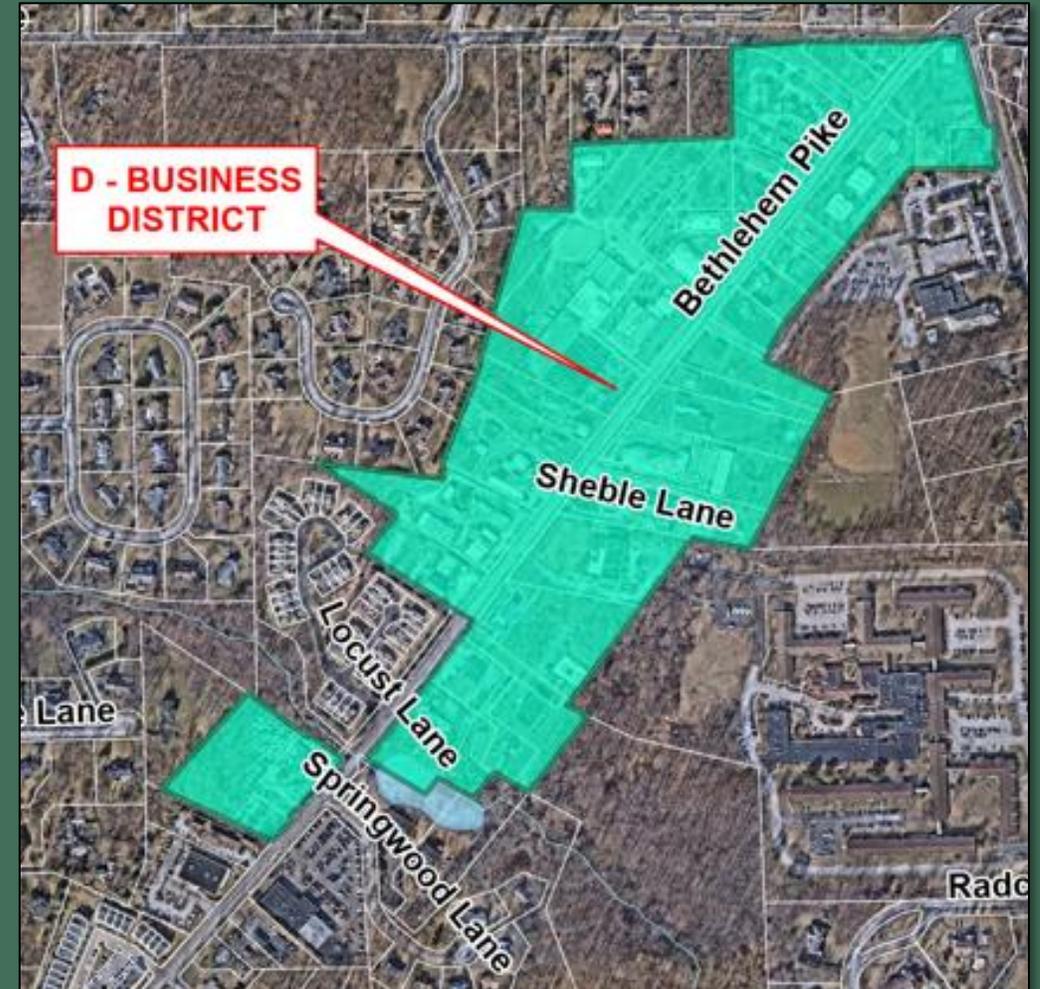
**AMBLER YARDS
(APARTMENTS)**

**BET MIXED USE
(APARTMENTS & RETAIL)**

Welsh Road # 63



- By-Right – permitted outright.
- Special exception - permitted but requires approval from the Zoning Hearing Board
- Conditional Use - permitted but requires approval from the Board of Supervisors
- Prohibited - not allowed



By-Right

Retail Stores

Office/Financial

Personal Service Shop

Medical Offices

Undertaker

Baker, Confectioner, or custom shop

Municipal Use

Special Exception

Restaurant and a catering establishment

Any use similar to those specified under permitted uses but are not specifically stated

Conditional Use

Dog and Cat Kennels

Prohibited

Public Garages

Motor Vehicle Sales

Motor Vehicle Service or Repair

Motor Vehicle Rental or Leasing

Gasoline Service Stations

Parking Lots Incidental to any of these uses

Trucking Terminals

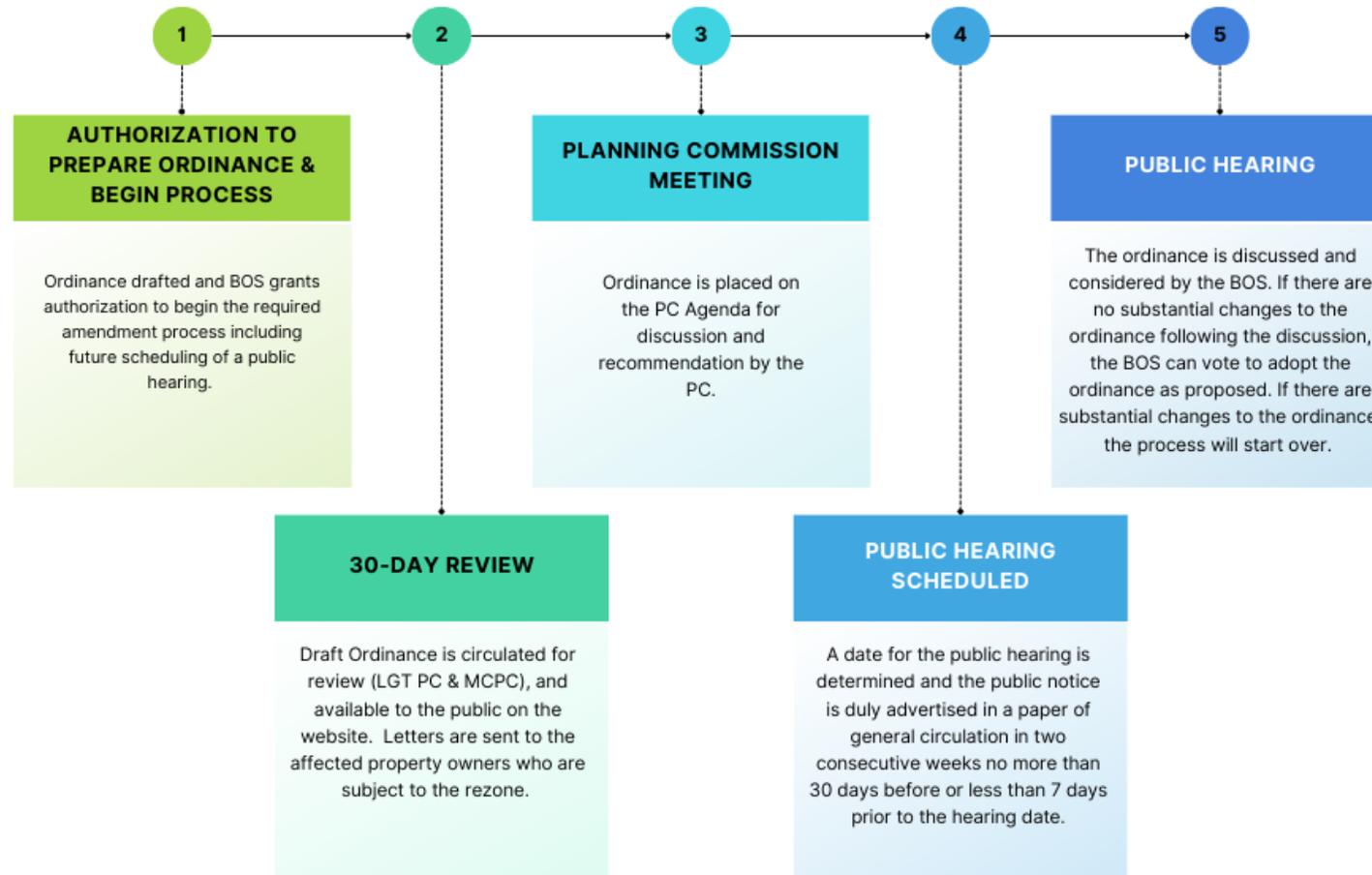


- Property owners make changes to their properties.
- Township
 - Develops a land use plan.
 - Enacts zoning and development ordinances.
 - Updates zoning periodically to accommodate new land uses.
 - Either by initiating ordinance amendments or responding to property owner requests.

Good planning and zoning helps to:

- Preserve the neighborhoods you love.
 - Limit new development in those areas.
- Support and revitalize business corridors.
 - Change to keep up with the times, but with limits.
- Responsibly manage commercial property upgrades.
 - Consider requests zoning updates with an open mind and prioritizing the long-term interests of the community.

Amending the Lower Gwynedd Township Zoning Ordinance & Map



What we can do:

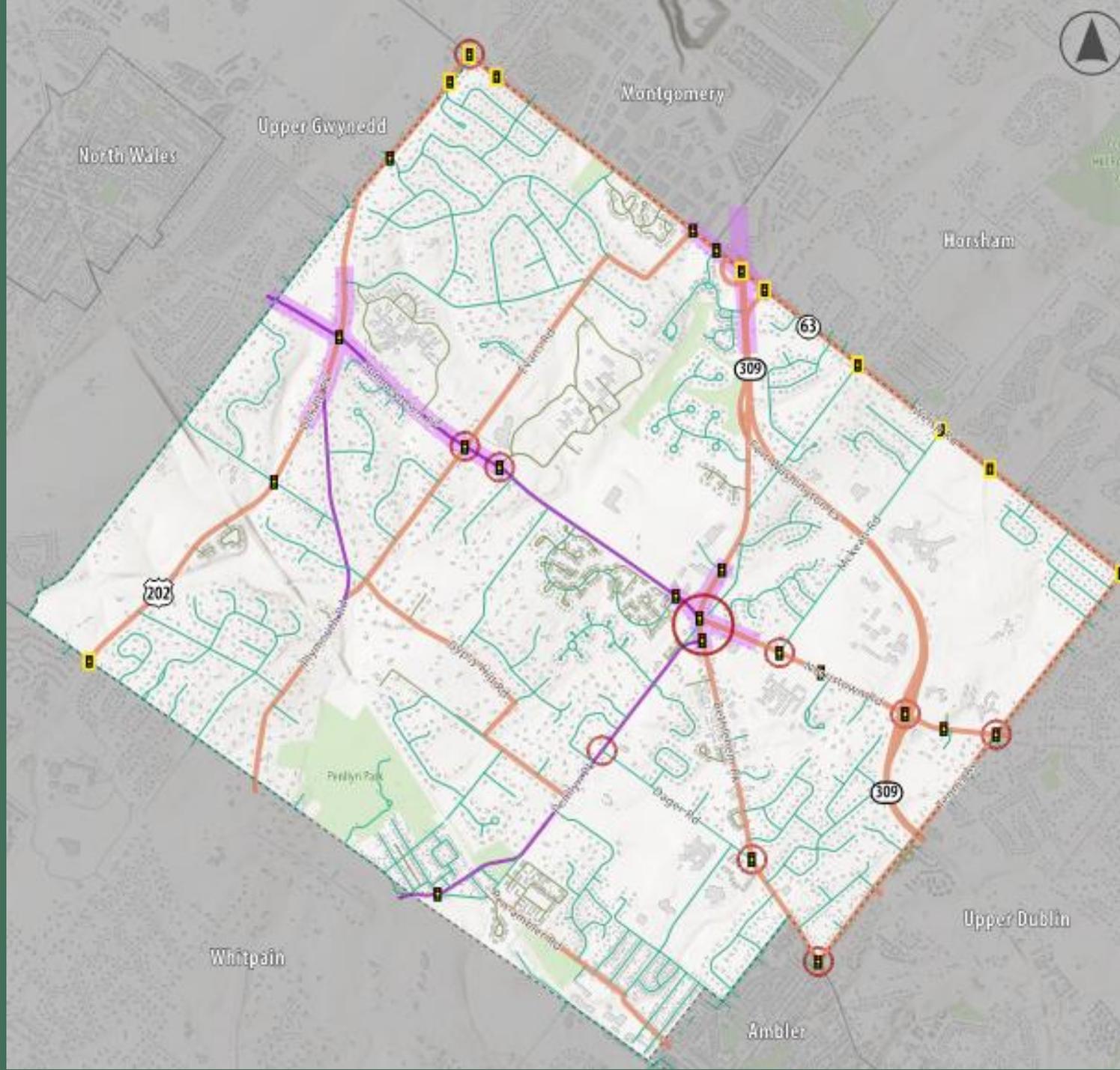
- Study/change Township-owned roads/intersections
- Partner with PennDOT and Montgomery County
- Traffic signal upgrades & interconnected systems
 - Trewellyn/Penllyn Pike
 - Welsh Road
 - Norristown/Tennis
 - Spring House Adaptive System
- Sidewalks & Trails Plan



Limitations:

- Road Ownership – Township vs. County vs. State
- Physical Barriers, Available Right-of-way
- Cost of Improvements – Available funding
- Time for PennDOT and County approvals, Environmental permitting, and Utility coordination





- Lose the ability to keep commercial properties viable – they must be allowed to modernize.
- Local taxes are negatively impacted: commercial development and apartments are good for school and township taxes:
 - 50% of Township tax revenue is EIT, only 15% is real estate taxes.
- Increase the risk of becoming a stagnant community with no development.
- Promote conditions that can lead to blighted corridors.
- Work against local business people, especially small shops along Bethlehem Pike.
- Traffic will still come from other places, even without additional (re)development in LGT.
- Developers pay traffic impact fees.



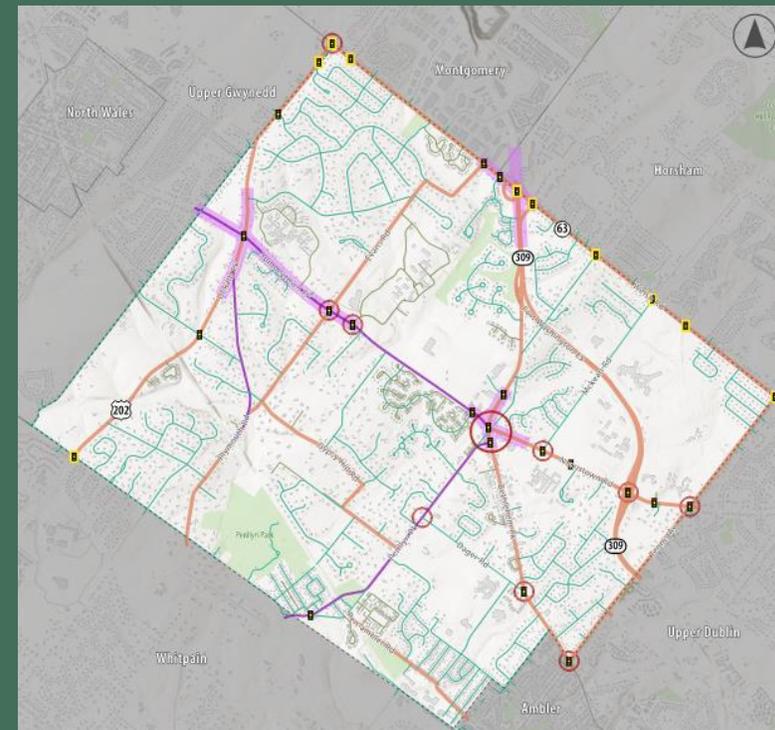
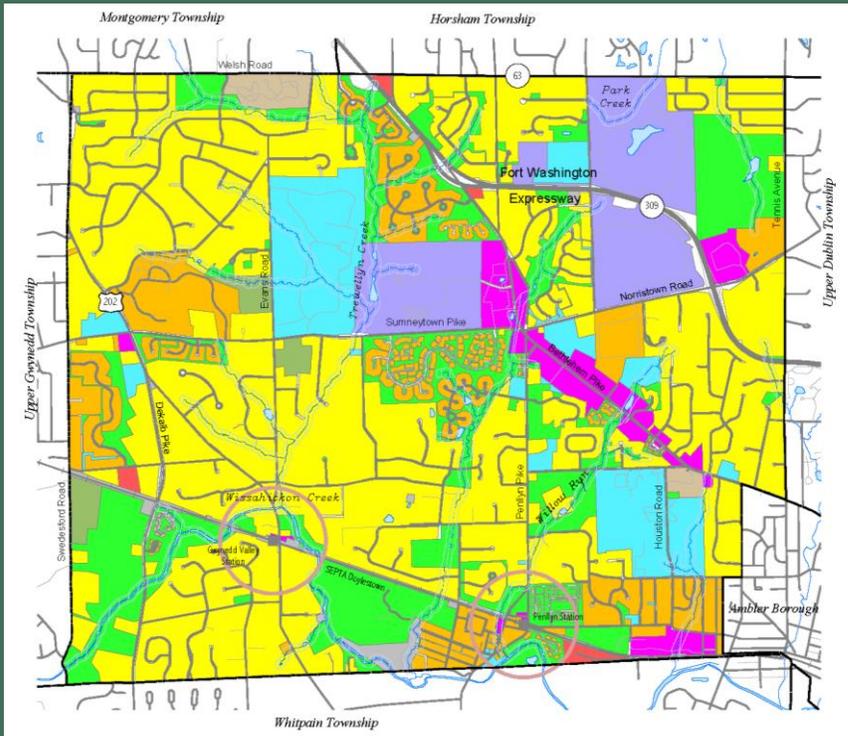
- **FIRST: Bethlehem Pike Revitalization**
 - Start with straightforward zoning changes in 2026.
 - Evaluate need for more complex zoning changes or physical improvements.
 - Target: June 9th for first public event.
- **NEXT: Possibilities for future steps**
 - Seek grants.
 - Identify feasible ways to reduce congestion on Sumneytown Pike.
 - Update traffic impact plan.

Land Use & Zoning:

Where should future growth be directed? What kind of establishments do you want?

Traffic:

Where are your top traffic issues & ideas for solutions?



- Dates for Comprehensive Plan Public Discussions
 - March 18th – Planning Commission
 - March 24th – Board of Supervisors
- Submit comments via email or phone call



The screenshot shows the 'Plans' page of the Lower Gwynedd Township website. The page has a dark green header with the township name in white script. Below the header is a navigation menu with 'Home', 'Construction', 'Plans', and 'Other Projects'. The 'Plans' menu item is highlighted with a green underline. The main content area has a 'Plans' heading followed by social media icons for Facebook, Twitter, Email, and LinkedIn. Below this is a section titled 'Lower Gwynedd Township Comprehensive Plan- 2/03/26' with a sub-heading. The text describes the 45-day public review process authorized by the Board of Supervisors on January 27th, 2026. It mentions that a draft Comprehensive Plan for Lower Gwynedd 2045 has been completed and is available for review. The plan is the result of a multi-year process involving a community steering committee and extensive public input through surveys, open houses, and community events. Contact information for Jamie Worman, Assistant Township Manager, and Claire Warner, Principal Community Planner I, is provided. At the bottom of the page, there is a green button with the text 'DRAFT Comprehensive Plan: Lower Gwynedd 2045'.