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**MONTGOMERY COUNTY
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 20, 2026

Mr. Michael Valyo, Director of Public Works and Planning
West Norriton Township
1630 West Marshall Street
West Norriton, Pennsylvania 19403

Re: MCPC #26-0004-001
Plan Name: Significant Tobacco Retailers Ordinance
West Norriton Township

Dear Mr. Valyo:

We have reviewed the above-referenced zoning ordinance amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 12, 2026. We forward this letter as a report of our review.

BACKGROUND

West Norriton is proposing an amendment to the zoning ordinance to define regulations and permitted locations for significant tobacco retailers. The ordinance amendment provides definitions for convenience stores, various tobacco-related uses, amusement devices, games of skill machines, and significant tobacco retailer. The proposal expands the regulations for Section 27-1422, Hookah Bars. Significant tobacco retailers are proposed to be permitted by-right in the Business and Professional District, the Commercial District, the Limited Commercial & Industrial District, and the Industrial District.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. The zoning districts where the Significant Tobacco Retailers use is proposed are located in areas identified as Business or Mixed-Use areas in the Future Land Use Plan of the County's Comprehensive Plan. Primary uses in these areas include retail.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the proposed zoning ordinance amendment; however, in the course of our review we have identified the following items that the township may wish to consider prior to zoning amendment adoption. Our comments are as follows:



REVIEW COMMENTS

DISTANCE REQUIREMENT

- A. We recommend that the township review the distance requirements to ensure that the Significant Tobacco Retailers use would not be precluded from any of the zoning districts listed. In particular, there may not be any parcels in the Business and Professional District and the Commercial District that are located 1,000 feet or more from the boundary of a residential district.

CONCLUSION

We wish to reiterate that MCPC supports the proposed zoning ordinance amendment but we believe that our suggested revisions will better achieve West Norriton Township's planning objectives.

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 this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Naomi Crimm, Senior Community Planner
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- c: Jason Bobst, Township Manager
- Kim Flanders, Chair, Township Planning Commission
- Sean Kilkenny, Township Solicitor