

LOWER FREDERICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

March 9, 2017

53 Spring Mount Road
Zieglerville, PA 19492

Meeting called to order at approximately 7:02 pm.

Present for Roll Call:

Members Present

Chuck Yeiser, Chairman
Ernie Schmitt, Vice Chairman
Philip A. Smith, Secretary
Hans Schweikert
Ranier Keown
Pam Hartman

Township Staff

Tamara Twardowski, Township Manager
Mr. Bob Yoder, Chairman Lower Frederick Board of Supervisors
Mr. Terry Sacks, Supervisor
Brandon Rudd, Montgomery County Planning Commission
Donna Fabry, Montgomery County Planning Commission

I. Motion to approve the minutes of the January 12, 2017 LFPC Reorganization Meeting

Motion: Mr. Schmitt
Second: Mr. Yeiser
Motion carries unanimously

II. Motion to approve the minutes of the January 12, 2017 LFPC General Meeting

Motion: Mr. Schweikert
Second: Mr. Yeiser
Motion carries unanimously

III. Introduction of new Montgomery County Community Planner, Ms. Donna Fabry,
by Mr. Brandon Rudd, MCPC

Noted by Mr. Rudd:

Ms. Fabry will be the new principal Community Planner for Lower Frederick Township, However Mr. Rudd still will be playing a supportive role into the near future. Ms. Fabry comes to her MCPC job with a background in environmental work including 4 years with FEMA.

IV. Zoning

Article 24 – Goshenhoppen Creek Overlay District.

Presented by: Mr. Rudd, Montgomery County Planning Commission

Ms. Tamara Twardowski, Lower Frederick Township Manager

Mr. Rudd in conjunction with Lower Frederick’s Administrative Staff and Mr. John Kennedy, consulting planner, have been composing a draft for the Goshenhoppen Creek District Zoning Overlay. This zoning overlay goals are to:

- Manage growth in a responsible manner.
- Direct development to appropriate areas.
- Ensure new developments will be serviced by public facilities and serviced by public facilities and services.
- Encourage a variety of housing for all ages.

Mr. Rudd presented the Township planners with a review of the draft document and entered a discussion addressing LFPC's concerns and suggested revisions. It was made clear that the Overlay District still retains the underlying zoning for the Goshenhoppen Watershed, but allows for incentives to potential developers in exchange for contributions for Lower Frederick to meet its needs and goals.

The LFPC recommended several text changes and its support for Township Engineer, Carol Schuehler cited alterations to the presented text.

The document will be reviewed and discussed with the Melbourne Hill developer, Mr. Heckler, John Kennedy and attorney, Ed Mullin in order to forward it towards adoption by the Lower Frederick Board of Supervisors.

Mr. Rudd and Ms. Fabry will also look at the possible alterations to Lower Frederick's R-1 zoning to see if R-2 zoning in the Goshenhoppen area would be a beneficial revision to accomplish in conjunction with the Overlay District.

V. Sacks Concept Plan – Big Road, by resident: Mr. Terry Sacks

Mr. Terry Sacks presented a concept plan for his Big Road, Zieglerville Village property. Mr. Sacks presented the concept as including four commercial structures and its connection to the neighboring "Village by the Pond."

The Planning Commission feels the project has merit and value to Lower Frederick Township Zieglerville village development goals. The LFPC offered Mr. Sacks project planning comments concerning:

- 1) Internal circulation patterns
- 2) A support of a secondary road system through Zieglerville
- 3) The need for internal site pedestrian paths & walks
- 4) The viewshed from the Route #29/73 roundabout.
- 5) Support for planning and design to mesh the development with the CVS and associated "Village by the Pond" in order to maintain Lower Frederick's Village development goals
- 6) The need to buffer the project and surrounds from the existing Gun Club's Shooting range.

VI. General Information & Discussions

A. Central Perkiomen Valley Regional Planning Commission – Mr. Yeiser
No report this month.

B. Update & Request–Swamp Creek Corridor Greenway Feasibility Study & Planning- Mr. Smith

In view of the evolving Swamp Creek Corridor Greenway Study and associated planning, Mr. Smith proposed that Lower Frederick Township administration and the County’s planning staff meet directly in order to clarify issues directly related to this County project. The issues of the evolving proposed trail planning were cited by Mr. Smith as needing immediate attention.

The LFPC supports the Township’s administration meeting with the County officials to gain a better understanding of issues related to the current Feasibility Study and resolve matters of the Township’s’ concerns.

Action:

Ms. Twardowski, Lower Frederick Township Manager, will reach out to the County Planning staff to set up an Administrative level meeting. Mr. Sacks and Mr. Yoder expressed support for this outreach.

VII. Motion to Adjourn

Motion: Mr. Schmitt
Second: Mr. Yeiser
Motion Carries unanimously

Meeting concludes at 9:25 pm