

LOWER FREDERICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

May 11, 2017

53 Spring Mount Road/Schwenksville, Pa. 19473

Meeting called to order at 7:03 pm.

Present for Roll Call:

Members:

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

Township Staff:

Carol Schuehler, Township Engineer
Bob Yoder, Chairman LF Board of Supervisors
Mr. Terry Sacks, LF Supervisors

1. Status of the Township Manager- presented by Mr. Bob Yoder, Chairman LF board of Supervisors

The Lower Frederick Township Planning Commission members were informed that Ms. Tamara Twardowski's employment was terminated, The Township would be looking to hire a replacement . In the interim period Mrs. Bonnie Yoder will be functioning to cover most of Ms. Twardowski's responsibilities, and Mr. Yoder has interceded to assist Mrs. Yoder with day to day Township operational needs.

2. Motion to Approve the Minutes of the Mar. 9, 2017 Lower Frederick Township Planning Commission Meeting Minutes.

Motion: Ernie Schmitt
Second: Ranier Keown

Motion carries unanimously

3. Sack's Sketch Plan Review- Big Road, Zieglerville Village

Presented by Mr. Terry Sacks, Lower Frederick Township property owner

Mr. Sacks provided the Lower Frederick Township Planning Commission Members with a review and update of his proposed development plan, west side of Big Road, Zieglerville Village. The Planning Commission reviewed the provided sketch plan for the proposed development area and discussed various aspects of the plan with Mr. Sacks.

Mr. Sacks noted: he is very interested in working with the Township's Village Mixed use goals, but wished to leave the meeting with a definitive and clear understanding in order to move his project forward. Mr. Sacks informed the LFPC that he was in discussion with the "Daily Bread" food pantry as a possible tenant and they had some time sensitive relocation needs that had to be met. A Dunkin Donuts is being proposed for the Building #1 site.

The position of the Lower Frederick Township Planning Commission:

The LFPC feels the sketch plan proposal of Mr. Terry Sacks offers the Zieglerville Village some excellent development opportunities within the Village Mixed Use Zoning District. The Commission presented Mr. Sacks with the following items for him to include within his design refinement.

A. Landscape buffering and green spaces should mesh with the existing CVS site in order to meet the Zieglerville Village Mixed Use zoning goals and harmonize the future look. Most specifically with the Rt. 29/73 round-a-bout viewscape and the site's architectural associated green spaces.

B. The site's exterior lighting fixtures and signage should integrate and mesh with the style and type in existence to the neighboring CVS and Village by the Pond site.

C. Stormwater Management:

Ms. Schuehler, LFT Engineer noted, the site's stormwater management issues are critical and pose some significant challenges to an approved plan. New Pennsylvania State regulations and existing issues for the Act #167 make the site challenging from a design standpoint, thus needing priority and careful attention by the applicant.

Noted; the LFPC supports the Township Engineer's position.

D. The LFPC recommends that Mr. Sacks consider connecting his proposed Building #3 with the existing structure in order to comply with the Township's regulations concerning independent building separation distances.

E. Sidewalks and circulation within the site should be illustrated in the future plans. The recommendation applies to the site area around the indicated proposed Building #4 and #6.

Mr. Sacks noted: The area in and around Building #4 and #6 is yet to be purposed and defined. He is open and considering options for this area of his property. One possibility might be a possible future subdivision of this area. Parking for the Swamp Creek Rod and Gun Club is to be included in the plan.

F. The architectural styling of the sites's buildings should integrate and reflect the Village character as defined within the Village Mixed Use Zoning.

G. The site's pedestrian circulation designing should be configured to align, integrate, and mesh with the township goals of walkability and connection.

Mr.Sacks noted: Impact Engineering, Reading.Pa. will be doing the site's design planning.

4. General Discussions and Updates

Mr. Yeiser, Chairman LF Planning Commission-

Mr. Yeiser expressed concern that the LFPC has not been given advanced information in order to properly prepare for upcoming meetings. This includes the Township Engineer's review letters, those of the Montgomery County Planning Commission, and the coming meeting's agendas.

Mr. Yoder's response: The township is currently undertaking some major administrative changes and he will make sure that Mr. Yeiser request is than up by the board of supervisors as soon as possible.

Mr. Yoder, Chairman of the LF Board of Supervisors-

Mr. Yoder provided the LFPC members with and update on the following items happening at the administrative level.

- A. Melbourne Hill Township/Developer discussions
- B. Goshenhoppen Overlay District
- C. Winery Proposal- 1005 Gravel Pike

Mr. Yeiser and Ms. Schuehler- Subdivision and Land Development Property Posting

Discussed was a request to post all properties up for subdivision and land development for the public's information and general transparency. It was noted that many of the surrounding municipality do this at the time of application. Mr. Yeiser expressed it is important that the residents of Lower Frederick Township should have access notification of pending property changes. Mr. Sacks and Mr. Yoder, LF Supervisors noted this request and will bring the issue up for the LF Board of Supervisors consideration. Ms. Fabry, MCPC Planner will provide the Township with information concerning the needed process and will offer recommendations for action.

5. Motion to adjourn-

Motion- Ernie Schmitt
Second- Chuck Yeiser

Motion carries unanimously

Meeting concludes at 8:47 pm.

minutes respectfully submitted by Mr. Philip A. Smith LFPC Secretary

