

LOWER FREDERICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

June 8, 2017

53 Spring Mount Road/Schwenksville, Pa. 19473

Meeting called to order at 7:05 pm.

Present for Roll Call:

Members:

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

Township Staff:

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

1. Introduction of the New Township Manager

Mr. Yeiser, LFPC Chairman introduced the new Lower Frederick Township Manager, Mr. Ted Locker to the planning commission members and to the audience present.

2. Motion to approve the minutes of the May 11, 2017 Lower Frederick Township Planning Commission Meeting.

motion: Mr. Ranier Keown
second: Mr Hans Schweikert

The motions carries unanimously

3. Bruce Sambrick Subdivision- Alexander Drive, represented by the applicant's engineer: Mr. John Aston

This subdivision was had been previously reviewed by the LFPC. The subdivision involves a parcel of approximately 10 acres being divided into three individual parcels. The previous reviews determined that the applicant needed to get zoning relief for issues stemming from an interpretation of the Township's Zoning Environmental Adjustment Factors. The Applicant was successful in getting the needed relief and has now begun the process to complete the Sewage Facilities Module for his proposed subdivision. The project involves one existing resident and two proposed residential building lots. One of the proposed new building lots will be served by a micro mound on-lot sewage system.

Mr. Aston requested a recommendation for approval of the Sewage Facilities Planning Module-Component #4A Review for Mr. Bruce Sambrick's proposed subdivision. Ms. Carol Schuehler, Township Engineer has reviewed the planning module documentation and has expressed no concerns or issues with its passage in its submitted form. Once recommended by the LFPC the document will be forwarded to the LF Board of Supervisors for their approval.

Planning Commission Motion:

The Lower Frederick Township Planning Commission recommends the approval of the Sambrick Subdivision "Sewage Facilities Planning Module Component #4A- Municipal Planning Agency Review as presented and discussed at the June 8, 2017 LFPC meeting.

motion: Mr. Hans Schweikert
second: Mrs. Pam Hartman

The motion carries unanimously.

4. Article #XX1V, Proposed Goschenhoppen Creek Overlay Zoning Ordinance

presented by: Ms. Carol Schuehler, Township Engineer
and Mr. Charles Yeiser, LFPC Chairman

Ms. Schuehler, LF Township Engineer provide the LFPC members and audience with an historic overview of the former THP, Melbourne Hill project (Little Road and Gravel Pike), the Township's Act 537 Planning, the current status of sewerage needs in the Goschenhoppen Watershed area, and background information on the proposed Goschenhoppen Overlay Zoning District. Noteworthy points:

*THP's Melbourne Hill received preliminary approval in 2008, thus it still has (as of this writing) a retroactive status if a developer wishes to build it in its previously approved form. This was a result of actions by the Pa. State Legislature resulting from the 2008 Economic Crisis.

*The 2013 Lower Frederick Township Act #537 Plan cites the Goschenhoppen Creek Watershed aka: Goschenhoppen Intercept) as part of the Township's sewage service area extension. As of the present the Township has identified two private on lot systems and several potential on-lot private sewage systems of questionable condition that have prompted its need for public sewerage in the Goschenhoppen Watershed. With the Township's soon to open new sewage treatment plant, the Lower Frederick will have ample capacity to include the Goschenhoppen Intercept's effluent into its new plant.

*The Township is looking to the developer of the Melbourne Hill Tract to defray the estimated \$2,100,000.00 costs for the Goschenhoppen Intercept's design and construction. In order for the developer of the Melbourne Hill Tract has advised township officials that they would be able to fund this Township Infrastructure project if increased development density were provided at Melbourne Hill.

*The Township has agreed to a proposed Zoning Overlay District within the Goschenhoppen Watershed in order to permit present and future developers defined development density increases in consideration of contributions for land and/or capital projects that benefit the Township. The Montgomery County Planning Commission and the Melbourne Hill Tract's Land Planner, John Kennedy and Associates produced a potential Zoning Overlay District Ordinance in order to facilitate the current sewerage needs and the future goals of Lower Frederick Township.

*The meeting's participants were able to view several visual aids for understanding the historic context and planning for the Melbourne Hill Tract and the sewage extension area.

Mr. Philip A. Smith, LFPC member defined his submitted revisions to the County's proposed Goshenhoppen Overlay District Ordinance document. According to Mr. Smith, it is his belief that the text revisions and additions will give the pending document more, clarity, strength, and alignment to the Central Perkiomen Valley Regional Comprehensive Plan.

Mr. Yeiser, LFPC Chairman gave some guidelines for general discussion and audience participation then opened up the meeting to accomplish that end. Noteworthy points discussed:

- *Number of units (density) previously approved at Melbourne Hill and number of units (density) proposed under the proposed GO District Zoning.

- *Previously approved sewerage plans of the Melbourne Hill Tract.

- *Population density impacts on the Lower Frederick Township Community in the Goshenhoppen Watershed area as well as the Lower Frederick Township community at large. These included roadway impacts, stormwater issues, loss of open spaces, pedestrian connections, need for expanded Township services, further expenses from expanded Township owned infrastructure, increased burdens on Township public sewage users, forcing persons with adequate on-lot systems to forcibly connect to an extended public sewage system, creating a need for the taking of private property to facilitate sewage line easements, and changing density which might foster and push high impact development into the Township's designated Rural Conservation areas. ordinance

Mr. Bryan Hill, LF resident, Zieglerville Road public statement:

Mr. Bryan Hill stated that he has a failed on-lot cesspool and leach field that necessitate that he use a holding tank and regular pumping, thus rendering his property valueless should he wish to sell his residence. Mr. Hill stated that he does not wish to see development pushed, however it is his belief that the Township has a sewage crisis that can only be solved with the adoption of the proposed zoning ordinance, and the associated construction of the Goshenhoppen Sewage intercept. Mr. Hill also stated that LFPC member, Mr Schweikert resident of Schwenk Road has an agenda that is aimed at thwarting the proposed zoning revisions and Goshenhoppen Intercept sewer project.

Mr. Yeiser, LFPC Chairman informed Mr. Hill that personal attacks against LFPC members, Township Staff, and members of the audience were unwarranted, counter productive, inappropriate, and would not be tolerated.

Mrs. Pam Hartman, Planning Commission Member

Mrs. Hartman wished to make the following part of the LFPC meeting's public record:

"I believe that 85 houses is just too high for the 42 acre Melbourne Hills tract. Is there something we can do to get that number down?"

The Lower Frederick Township Planning Commission discussed their preference to limit the extent of the proposed Goshenhoppen Overlay District to areas within the currently mapped district that are zoned #R-2. This preference aligns the proposal to the Township's and the Central Perkiomen Valley Regional Comprehensive Plan goals of development containment and rural conservation.

Motion:

The Lower Frederick Township Planning Commission recommends the adoption of the Goshenhoppen Overlay Zoning District Ordinance with the inclusion of Mr. Philip Smith's suggested text revisions (minus the proposed text revision #170-180, Conditional Uses, Item #E), and the redrafted zoning district mapping as discussed and agreed to at the June 8, 2017 Planning Commission Meeting.

Motion: Mr. Yeiser
Second: Mr. Keown

The Motion carries unanimously

5. Motion to adjourn:

Motion: Mr. Yeiser
Second: Mr.
Schweikert

The motion carries unanimously.

The June 8, 2017 LFPC concluded at 10:10 pm.

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