

LOWER FREDERICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Sept. 14, 2017

53 Spring Mount Road/Schwenksville, Pa. 19473

Meeting called to order at 7:01 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 (absent)

Township Staff:

Carol Schuehler, Township Engineer (absent)

Bob Yoder, Chairman LF Board of Supervisors

Mr. Terry Sacks, LF Township Supervisor

Donna Fabry, MCPC

1. General Rules of Decorum and Procedure - Mr. Yeiser, LFTPC Chairman

Mr. Yeiser defined to the public the expectations of decorum and interactions in which the evening would be conducted.

2. Motion to approve the Lower Frederick Township Planning Commission meeting minutes of June 8, 2017.

Motion: Hans Schweikert

Second: Rainer Keown

Motion carries unanimously

3. Goshenhoppen Interceptor Background and General Discussions- Mr. Yeiser

Mr. Yeiser defined the goals of the evening's discussion(s) were to provide the Lower Frederick Township Planning Commission and the public with:

*Transparency and the need for public input.

*Historic background information on the Township's sewerage planning and needs, including:

A. The intent and development of the LF Act 537 Plan

B. The identified the two failed and other suspect on-site sewage systems within the Goshenhoppen Creek Watershed.

C. The Township goals for the control of development to as defined "growth area" and preservation of the "rural conservation area".

*Discuss to the Goshenhoppen Interceptor as a potential addition to the Township's municipal sewage system

*Mention that the Goshenhoppen Creek Zoning Overlay District Ordinance has been considered as a means to address Township needs.

*Provide a sequential historic record of the Melbourne Hill development project, from the earliest proposal to the current time.

- A. TH Properties former proposed 48 home development, Preliminary Approval (2008)
- B. THP's and associated developer(s) commitment to construct a new 100,000 per day capacity Township Sewage Treatment Plant along the Swamp Creek that was to be dedicated to the Township.
- C. Pa. Legislation providing extensions to plans approved at the time of the 2008 economic collapse.
- D. Review the terms and conditions of the former Conditional Preliminary Subdivision Approval for the THP Melbourne Hill project. Including: THP providing \$15,000.00 to Lower Frederick Township for parks and/or open space, \$1,000.00 per dwelling for emergency services, a donation of a 6.9 acres of land to Lower Frederick Township, provisions for publicly accessible trails within the proposed development, etc.

Notable comments and expressed positions:

Ms. Jansson, resident- according to her research, the ability of the former preliminary approved Melbourne Hill project to be utilized by the current owner/developer is questionable and should be reevaluated at from a legal point of view. The property is only entitled at this point to be developed under the guidelines of current zoning regulations.

Mr. Bryan Hill, resident- Mr. Hill wished to express that the numerous failed or failing Township on-site sewage systems need the Township's rectification of the problems via public sewer. His property is one such problem site in need of public sewer connection.

Mr. Jerry Rocks, resident- Mr. Rocks wished to state that he is not against the public sewerage, however he is very much against sewerage that promotes development that exceeds the defined growth areas of Lower Frederick Township.

Mr. Yeiser, Chairman LFTPC- Over 50% of LFT residential properties are serviced by on-site septic systems. The Township has many areas of smaller lots with poor soils & high water tables creating difficulty in replacing failed on-site septic systems. Some LF property owners with failed or failing systems have rectified their problems by using approved "alternative systems".

Linda Jansson- resident- The township should look at alternative or supplemental ways to defer the costs associated with public sewerage. Noted by Ms Jansson, taking sewage from the Schwenksville Authority, accepting sewage waste from licensed public haulers for disposal, dovetailing the construction of sewage line interconnects with other infrastructure projects, such as the proposed County Trail from Schwenksville Borough to Sunrise Mill.

Mr. Yeiser, LFTPC Chairman- It is preferred that the Township keep control of addressing its sewage needs. To turn a blind eye to those matters could result in the State mandating solutions for the Township. To avert this outcome, LFT must move forward with the evaluation of its zoning and sewerage planning plus strive to strike a balance between immediate and future sewerage needs and the preservation of Lower Frederick Township's "rural character".

Mrs. Barb Colletti- LFPC member & resident- Mrs. Colletti has incurred recent a recent sewage rate increases from \$90.00 to \$175.00 and this rate has caused her a burden.

Mr. Scott Lacava, resident- Mr. Lacava expressed that he reluctantly accepted the past Township's change of his properties from R-2 to R-1. The recent Township's Goshenhoppen Creek Zoning Overlay District proposal throws his property's zoning to an opposite extreme, therefore he wished to express that this is illogical and wrongful on the Township's part. He wished to make it known that it was intention to keep his properties open, but the overlay zoning proposal forces him to consider different.

Ms. Linda Jansson, resident- The density calculations for the Melbourne Hill site under the proposed zoning will create building density concentrations resulting in "high density housing" and thus damaging the Township's "Rural Character" and imposing associated issues with the additional residents. Ms. Jansson also expressed that the Township should be doing more to preserve what is left of the historic buildings of the Zielgerville Village area.

Mr. Donna Fabry, MCPC Community Planner- Ms. Fabry expressed that Ms. Jansson's interpretation of the site's density were mistaken and the density of Melbourne Hill over the entire tract with the propose developer bonus would be 2.5 units per acre. It was noted that tract density is computed over the entire tract not just the developable portion.

Mr. Ernie Schmitt, LFTPC, and resident- Mr. Schmitt noted that a single developer cannot make enough profit without a density bonus to warrant the construction of a Township sewage extension from Delphi to Zielgerville via the Goshenhoppen Creek Corridor. Mr. Schmitt expressed that the Zielgerville "round-a-bout" is a great improvement to the community and "cleaned up" a lot of issues that the Township had previously faced in the area noting that it was accomplished by the funding of a developer.

Mr. Philip Smith, LFTPC member and resident- Mr. Smith, added to Mr. Schmitt's comment concerning the "Zielgerville round-a-bout" that it was two developers that contributed the funds to produce the intersection's round-a-bout not one. Mr. Smith also stated that the past proposal(s) to fund the Township's sewerage needs into Melbourne Hill Tract area were enabled by using a group of several developments rather than relying on a single development. Mr. Smith stated that in his opinion the future discussions and planning for the proposed Goshenhoppen Interceptor area be done with balanced/ sustainable development placed in juxtaposition to natural area conservation and preservation.

Mr. Terry Bird, resident- Mr. Bird inquired as to how residents could provide input and suggestion concerning the ongoing proposals for both the Melbourne Hill Tract and the Goshenhoppen Interceptor. Mr. Yeiser responded that the public could sent their input to him via email or most preferred attend up coming meeting. Mr. Bird said he would disseminate that information via the Friends of Lower Frederick Township social media.

Mr. Bob Yoder, LFTBOS Chairman- The Township has tabled the proposed Goshenhoppen Creek Zoning Overlay Ordinance for the near term. Reactivation and any further action on this proposal could come but not at this point in time. Mr. Yoder also expressed that there are a great many other development projects occurring in the region far exceeding the Melbourne Hill proposal, thus Lower Frederick Township will be impacted. Cited by Mr. Yoder, the New Hanover Township, "Town Center" project will be bringing over 700 additional residential units just unto that one township. So the impact on Lower Frederick Township traffic levels will be a significantly increased. Therefore the impact that the proposed Melbourne Hill density increase would have is minimal to the total effect taking place across the region.

Mr. Terry Sacks, LFTBOS- Mr. Sacks expressed that he agrees with Mr. Yoder's analysis.

4. Proposed LFT Planning Commission Meeting Date- Mr. Yeiser, Chairman LFTPC

Mr. Yeiser informed the Commission that Ms. Carol Schuehler, current Township Engineer has a scheduling conflict and would need to be replaced in order for her to attend the LFTPC meetings into the future. Mr. Yeiser proposed several options for new meeting times to accommodate future PC meetings in order to retain Ms. Schuehler.

Motion:

The Lower Frederick Township Planning Commission recommends that their monthly meeting date be changed to the 3rd Thursday of each month.

Motion: Mr. Yeiser
Second: Mrs. Barb Colletti

The motion carries unanimously.

5. Motion to adjourn.

Motion: Mr. Ernie Schmitt
Second: Mr. Hans Schweikert

Motion carries unanimously

Meeting concludes at 9:00 pm.