

## LOWER FREDERICK TOWNSHIP PLANNING COMMISSION

---

Meeting Minutes

April 14, 2016

53 Spring Mount Road  
Spring Mount, PA

Mr. Yeiser, Chairman called the meeting to order at approximately 7:04pm.

### **Roll Call:**

#### Members Present

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

#### Township Staff

Carol Schuehler, Engineer  
Tamara Twardowski, Manger  
Brandon Rudd, MCPC (late)

### **Meeting Minutes:**

Motion to approve the minutes of the LFT Planning Commission meeting of March 10, 2016

Motion – Mr. Yeiser                      Second Motion – Mr. Schmitt  
Motion Carries Unanimously

### **CLDL Properties Conditional Use Application:**

Review – Ms. Schuehler, Engineer and Mr. Little, Applicant

The Planning Commission discussed the proposed application for the Little's property (Tax ID #3800 00055 60 18, no street number) along the east side of Gravel Pike. According to the applicant, Mr. Little this property is to be used solely for product storage and employee parking. The parcel is zoned Village Mixed Use.

#### Planning Commission Recommendation:

The Planning Commission supports the CLDL Properties Conditional Use application however specific items as noted within the Township Engineer's letter dated March 24, 2016 need to be addressed directly by the L.F. Board of Supervisors.

Motion – Mr. Yeiser    Second Motion – Mr. Schmitt  
Motion Carries Unanimously

### **Melbourne Hills:**

Discussion and Planning – Represented by Mr. Tim Hendricks, Select Properties and  
Mr. John Kennedy, Project Designer/Planner

Mr. Hendricks stated that his goal was to have the L.F. Planners review and comment on two site proposals and pave the way for furthering progress on the issue of a transfer of development rights, TDR and other associated issues.

The Planning Commission viewed and critiqued two revised plans for the former Melbourne Hill site along Gravel Pike (Rt. 29). Plan #1 is composed of 84 units incorporating a mix of carriage and single family homes. Plan #2 is composed of 75 units with all single family homes.

Mr. Kennedy and Mr. Hendricks discussed the issues raised by the L.F. Planners. Notable were issues concerning site setbacks, trails/sidewalks , access sight lines along Rt. 29, the open space allocation and placement, as well as issues related to the needs of a TDR in order to further this proposed project in conjunction with the needed township's "receiving area/zone".

Mr. Yeiser polled the L.F. Planners as to their preference of plan #1 (mixed product type) or Plan #2 (single family homes). The planners responded with two votes for Plan #1, two votes for Plan #2 and three votes as not having a preference favoring either.

Mr. Yeiser made known to Mr. Hendricks that the Planning Commission has been very clear that its understood support for any future township action on their proposal(s) was based on the assumption that the "Chichocki property" , 26 Little Road would be fully dedicated to Lower Frederick Township.

Mr. Hendricks and Mr. Kennedy will be revising the two concept plans and will be returning to the Township Board of Supervisors to further the planning of the project and associated matters pertaining to the TDR Receiving Zone.

### **303 Big Road, Zoning Appeal:**

Presenter – Ms. Twardowski, Manager

The L.F. Township Building and Code Enforcement Officer, Mr. Mark John deems the 303 Big Road property owner, LI Zoning District as not in compliance to standards relating to "Care Takers Quarters" within the existing structure. Thus the property owner's recent modification (non permitted) must be reviewed by the Zoning Hearing Board.

Planning Commission Position –

The L.F. Planning Commission does not offer a position on this zoning issue.

### **Flood Plain Ordinance:**

Text Revision/Review – Carol Schuehler, Township Engineer

Ms. Schuehler presented her recommended text revisions to the proposed "Flood Plain Ordinance", as per FEMA'S suggestions. These changes appear on pages #15 and #16 of the proposed document.

Motion-

The Lower Frederick Township Planning Commission recommends the inclusion of the proposed "Flood Plain Ordinance" text changes as presented and discussed at the April 14, 2016 meeting.

Motion – Mr. Yeiser    Second Motion – Mr. Schmitt

Motion Carries Unanimously

**Transfer of Development Right Zone:**

Ms. Schuehler and Mr. Rudd-

The Planning Commission opened a discussion concerning the development of a "TDR" Receiving Zone within the Goshenhoppen Creek area of L.F. Township, southeast of Rt. 29. The discussions involved looking at concepts and language based on input from Ms. Schuehler, Engineer and Mr. Brandon Rudd, MCPC. The discussed material and suggested concepts will be taken up for refinement at the next Planning Commission meeting. A map of the potential receiving area by Ms. Schuehler was shared with the members.

**Informational Discussions:**

Mr. Yeiser – Central Perkiomen Valley Regional Planning Commission – No Report

Ms. Twardowski – May meeting

- 1005/1009 Gravel Pike revisions
- Ragusa Tract – Schwenk and Zieglerville Road concept plans
- Stormwater topic
- TDR discussion and Melbourne Hill

Motion to Adjourn – Mr. Schmitt      Second Motion – Mr. Schweikert

Motion Carries

Meeting Concludes at 9:50 pm.