

LOWER FREDERICK TOWNSHIP PLANNING COMMISSION

Meeting minutes

August 11, 2016

53 Spring Mount Rd
Spring Mount, PA

Meeting called to order at 7:01 pm

Roll Call:

Members Present

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

Township Staff

Carol Schuehler, Engineer
Tamara Twardowski, Manager
Brandon Rudd (MCPC)

Bob Yoder, Chairman LFBoS
Terry Sacks, Township Supervisor

Motion to approve the minutes of the May 12, 2016 LFTPC

Motion - Mr. Yeiser

Second - Mr. Schmitt

Motion carries unanimously

Ragusa Tract

Schwenk & Zieglerville Roads

Represented by : Mike Sodl, Engineer
Wilkinson & Assoc. Inc.

Paul Bauer, Esquire
Metropolitan Companies

The representatives for the current owner of the Ragusa Tract presented both the current status of their development planning and the development issues raised by the Montgomery Soil Conservation District. In order to meet the regulations concerning impervious surface, stormwater containment, and water infiltration the developer wishes to take out certain sidewalks and trail segments from the preliminarily approved plan in order to meet the current soil conservation requirements. The applicant's representatives noted, with the very tight property constraints their request would just barely enable the project to reach full compliance.

Planning Commission:

The Planning Commission reviewed and discussed the waiver requests, and believes the requested changes would not significantly impact the development's pedestrian usage and would have no increase hazard - safety impact. With the inclusion of additional tree planting the site will gain further visual and practical enhancements.

Planning Commission recommendations:

1. The Planning Commission Supports the sidewalk revisions with the accompanying street tree additions as noted and discussed at the August 11, 2016 Lower Frederick Planning Commission meeting.
2. The Planning Commission supports the trail revisions as noted and discussed at the August 11, 2016 Lower Frederick Planning Commission meeting, including revising the proposed trail surfaces to pervious paving material, subject to the township engineer's recommended approval.

Sacks and Son Conditional Use of the Former Bergey Property, 1201, 1205 & 1207 North Gravel Pike , Zieglerville Village

Note: Mr. Terry Sacks and his two sons, Matt and John Sacks were in attendance.

The Planning Commission reviewed and discussed the conditional use application for Sacks and Son. The township engineer's letter dated August 9, 2016 served as the basis for the Planning Commission's discussion, comments and resulting recommendations.

Planning Commission position:

The Planning Commission supports the proposed application for Sacks and Sons' site use of 1201, 1205, and 1207 North Gravel Pike as discussed at the August 11, 2016 Lower Frederick Township meeting. The Planning Commission recommends that a condition of the applicant's approval be measures supporting the "Village Mixed Use" legislative intent, "Mixed Use" legislative intent, plus those noted within the engineer's letter of August 9, 2016.

These recommendations being:

1. The site's existing roadside frontage should have appropriate entry definition.
2. The North Gravel Pike road frontage at the former Bergey Auto Dealership should be provided with Village appropriate sidewalks and a minimum of 4 feet of grassed buffer should be constructed in such a manner in order to facilitate future street tree plantings that provide the Zieglerville appropriate character and aesthetic along the street scape.
3. The planning Commission supports the applicant's request for a reasonable and defined framework for the completion of the said site improvements.
4. A fence was discussed and supported to visually buffer the rear of the property in order to minimize the visual impact of construction vehicles and trucks on the Zieglerville Village Center, thus supporting the Lower Frederick Township Zoning Code Section #170-90.6.

Noted by the applicant:

1. The current conditional use application is for the relocation of the shop compound of the existing Big Road, Zieglerville Village business operation. The proposed auto inspection and repair component is an extension of the former property use.
2. The properties are currently under an "Agreement of Sale"
3. The existing residential home will be evaluated for reuse or improvement as a continued residential property, or be demolished in the near future.

Melbourne Hill Update- Tamara Twardowski, Manager

No information between Mr. Hendricks and the township. It is suspected that he has withdrawn his interest in the project.

The transfer of development rights proposal and writing has been tabled for the present time.

The current owners of the Melbourne Hill tract have scheduled a Lower Frederick Staff meeting for August 18, 2016 to discuss the future of the project, including site density limits, contributions to the sewage service area and other associated project issues.

The inclusion of the Chichocki tract for open space preservation is withdrawn as not feasible for the Melbourne Hill project.

Note:

The proposed increase density at the Melbourne Hill tract was based on the inclusion of the Chichocki tract for open space and to facilitate a new Township maintenance shop area.

The preliminary approved THP Melbourne Hill project was to have 47 single family home units.

CPVRPC REPORT _ Mr. Yeiser

The CPVRPC last meeting was centered on the County greenways. Also discussed were the issues around the Plank road crossing of the Perkiomen Trail as a result of a recent accident involving hikers and an automobile.

MISC. INFORMATION

Mr. Smith noted that Representative Marcy Toepel sent a letter to the Montgomery County Division of Roads and Bridges encouraging that County Division to repair and maintain the old Gravel Pike Bridge. Tamara Twardowski cited that the Township has also sent such a letter recently.

AGRICULTURAL SECURITY DISTRICT

Mr. Yoder and Ms. Twardowski

Lower Frederick Township currently shares a joint "ASA" with Upper Frederick Township. This was done initially due to insufficient acreage in Lower Frederick. However, there may currently enough agricultural properties are available in Lower Frederick to consider an ASA. With the issues of billing and funding, the Township is looking at the possibility of establishing a Lower Frederick ASA as an option for the future of Agricultural preservation within the township.

Motion to adjourn

Motion Mr. Schmitt

Second Mr. Schweikert

Meeting concluded at 8:40 pm.