

LOWER FRDERICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

March 10, 2016

53 Spring Mount Road
Spring Mount, PA

Mr. Yeiser, Chairman called the meeting to order at approximately 7:03 pm.

Present for Roll Call:

Members Present

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

Township Staff

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

Also in attendance Mr. Bob Yoder, Chairman Board of Supervisors and Mr. Terry Sacks, Supervisor

Minutes:

Motion to approve the minutes of the January 14, 2016 Lower Frederick Township Planning Commission meeting

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

1005/1009 Gravel Pike:

Minor Subdivision – Lot line adjustment as prepared by Ludgate Engineering Corporation.

Represented by the applicants –

 Mrs. Robin Macmahon and Mr. Brad Macmahon (1005 Gravel Pike)

 Mr. James Connelly (owner of 1009 Gravel Pike)

The Macmahon's own Delphi antiques at 1005 Gravel Pike (AKA: as the former Weldon House). They wish to annex a section of the adjoining neighbor's property at 1009 Gravel Pike. An applicant an review of this proposal was undertaken by the Lower Frederick Township Planning Commission.

The Planning Commission review and position of the Township's Engineer's letter of March 7, 2016 was as follows:

- Item #1 Section #170-41 and Section #145-18.B(2)(K) – The existing plan needs to include the required environmental adjustment factors and calculations as discussed. The applicant will notify their engineer and will comply with this request.
- Items #2 through #9 – The applicant will comply with the Township Engineer's review notes
- Item #10 Section #145-41 – The applicant requests a waiver of this item. The Planning Commission supports a waiver with a plan note that at a future time the applicant or owner accepts the responsibility to fulfill this item when deemed applicable by the Township.
- Item #11 Section #145-42.C – The applicant requests a waiver. It is the position of the LF Planning Commission that this request is directly tied to a recommended driveway easement's establishment with the owners of 1007 and 1009 Gravel Pike thus the waiver of this item is to be determined by the Board of Supervisors.

- Item #12 – Section #145-47.B – The Planning Commission supports having the applicant escrow fund in order to guarantee this item.
- Item #13 – The applicant will comply
- Item 14 thru #17 – The Planning Commission supports the recommendations of the township engineer as defined within her review letter of March 7, 2016. The Planning Commission supports and recommends that the applicant’s engineer and the township engineer develop a suitable/agreeable means to resolve and simplify the access of 1007 and 1009 Gravel Pike prior to plan approval. A defined easement is favored by the Planning Commission. The applicant agreed to comply with items #15 - #17 and will have #14 worked out by their engineer or counsel and the township.
- Items #18 - #30 – The applicant has agreed to comply, and will make the appropriate notes on the plan for future guidance should the property owner wish to expand, modify, or add structures within the defined area.

Motion:

The Planning Commission supports the waiver of the March 7, 2016 review letter items #18-30 with appropriate notes to be added to the final plan stating the property owners obligations are to comply to Township regulations should expansion, modifications, or structure be added at a future date.

Motion – Mr. Schmitt

Second Motion – Mr. Keown

Motion Carries Unanimously

Motion:

The Lower Frederick Township Planning Commission recommends the approval of the 1005/1009 minor subdivision/lot line adjustment contingent upon the resolution of item #14 of the township engineer’s review letter dated March 7, 2016.

Motion – Mr. Schmitt

Second – Mr. Keown

Motion Carries Unanimously

Note: The applicant is encouraged to attend the next Board of Supervisors Work Session.

Select Properties – Former Melbourne Hill/Parkside –

Represented by – Mr. Tim Hendricks and Mr. John Kennedy, AICP

Review of project’s history and status – Mr. Hendricks

Mr. Hendricks provided the Planning Commission with a review of the project’s objective of using TDR to arrive at a Melbourne Hill tract density, and the evolving definition of the former Melbourne Hill site development. Mr. Hendricks also provided the commission with evolving details concerning product types, road configuration, siting housing units, open spaces, commons areas, added development access. It was noted by Mr. Hendricks that a discussion was underway between Select Properties and an adjoining Gravel Pk. property owner to secure a second entry to the Melbourne Hill Tract.

Mr. Kennedy’s presentation and discussion –

Mr. John Kennedy provided the Planning Commission with two proposed plans for the Melbourne Hill Tract, one with single family homes and one with a mix of carriage homes (aka: “Life Style” homes) and single family homes. The Planning Commission was presented with examples of products for their review.

The position of the Planning Commission –

The Planning Commission requested to see a concept plan for the Melbourne Hill tract, incorporating a mixture of single family homes and carriage homes (3 units/structure) incorporating physical characteristics and site placement as discussed. Mr. Kennedy and Mr. Hendricks agreed to make this revised plan available at their next presentation. They also agreed to have the concept plan reflect the appropriate density reductions.

Montco 2040 – Implementation Grant Program – Mr. Smith and Mr. Rudd

Mr. Rudd and Mr. Smith presented the details for the new Montgomery County 2040 Grant Program for municipalities. The program will be accepting applications yearly for the next 5 years. The grant program is on a competitive basis and provides 80% of the project's funding with a maximum of \$200,000.00 per yearly application. Applications for 2016 begin on April 1, 2016.

The Planning Commission discussed several possible grant application proposals and suitability for Lower Frederick Township's needs and goals. It was agreed to look seriously at projects oriented to pedestrian connections and walkability joining the villages of Delphi and Spring Mount, making connection areas within the existing townhome complexes (Spring Mount and Cedar Hill) and connections to the existing Perkiomen Trail from the high density village areas of Lower Frederick. The Township engineer, Ms. Schuehler is going to develop some cost estimates for determining how the Township should participate.

Open Space Presentation

Informational - Mr. Smith

Mr. Smith briefly reviewed the background of two parcels of land in the Stone Hill region that the Furia family expressed an interest in possibly selling for open space preservation. One parcel is on Delphi Road (31 acres) and the other is between Meng and Game Farm Road (48.5 acres). Natural Lands Trust has offered to meet with the Lower Frederick Township Board of Supervisors in order to see if a partnership can be established for the purpose of creating preserved open space of either or both of these parcels. It was noted by Mr. Smith that the Meng Road parcel is a high prior property within the Lower Frederick Open Space plan. Natural Lands Trust has previously partnered with Lower Frederick to preserve land within the Stone Hill Greenway as well as working with several private property owners to preserve their land within the township.

Motion to Adjourn

Motion – Mr. Schmitt Second Motion – Mr. Yeiser

Motion Carries

Meeting concludes at 9:55 pm.