

LOWER FREDERICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes

October 13, 2016

53 Spring Mount Road
Spring Mount, PA

Mr. Yeiser, Chairman called the meeting to order at approximately 7:02 pm.

Present for Roll Call:

Members Present

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

Township Staff

Carol Schuehler, Engineer
Brandon Rudd, MCPC

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

I. Minutes

Motion to approve the minutes of the Lower Frederick Township Planning Commission meeting of August 11, 2016.

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

II. Ragusa Tract

Represented by Mr. Paul Bauers, Esq. and Mr. Mike Sodl, Management Engineer

Mr. Paul Bauers provided the Planning Commission with a sequential summary of the development's 11-year history. The representatives explained that their purpose was to seek clarification on several plan components and for a requested recommendation from this Planning Commission for final approval. Mr. Bauer wished to discuss and clarify issues pertaining to:

- A. Tot Lots
- B. Open Space – Zieglerville Rd. & Schwenk Rd.
- C. Traffic Study Area – Spring Mount
- D. Estate Lots – open space

Planning Commission Position:

- A. Tot Lots: The applicants will comply with the required fencing, site benches, and trees. The Planning Commission recommends that the applicant specify on the submitted final plan site appropriate playground equipment with the addition of a "or Township approval equal" noted with each item.
- B. Open Space – Zieglerville Road and Schwenk Road: The Planning Commission recommends that this parcel be dedicated to the Township. The Commission recommends that the Zieglerville & Schwenk Road sides of the property receive a landscape delineation including staggered tree and shrub plantings with sufficient set backs from the road and sidewalks, a low rise berm or a split rail fence with attached green wire mesh (to be determined by the Board of Supervisors) along the street side borders, and a well marked pedestrian road crossing at the Zieglerville and Schwenk Road intersection.

- C. Traffic Study Area - The Planning Commission supports the applicant's request to not include the Spring Mount Road & Main Street intersection as part of its study area.
- D. Estate Lot Open Space – the Planning Commission recommends that the applicant's plan delineate the deed restricted required open spaces within the two designated estate lots.

Noted by Mr. Yoder - The open space parcel at Zieglerville and Schwenk Road
Should not have any "man hole" access points within it.

Noted by Mr. Sodl, Engineer - they will comply.

Motion –

The Lower Frederick Township Planning Commission recommends final approval of the Ragusa Tract Plan contingent upon the satisfactory revisions of the items noted on Township Engineers letter dated October 12, 2016 and the items noted by The Planning Commission on October 13, 2016.

Motion: Chuck Yeiser

Second: Hans Schweikert

Motion carries unanimously

III. 11 Kratz Road – Zoning Proposal

A proposal was reviewed for the addition of a deck, garage and living space to the existing home at 11 Kratz Road which current zoning restricts.

Planning Commission Position: The Planning Commission has no objection to the zoning appeal, noting the proposed driveway access will enhance traffic safely along Kratz Road when compared to the existing condition.

IV. Melbourne Hill / Goschenhoppen Sewage Intercept – Bob Yoder and Carol Schuehler

Mr. Yoder provided The Planning Commission with a summary of the meeting with the current owner of the former THP Melbourne Hill Tract. Mr. Yoder explained that with cost of constructing the Goschenhoppen sewage intercept the developer of the Melbourne Hill Tract would need increase site density beyond the permitted R-2 requirements. The Township therefore would be interested in creating a zoning overlay district for increased density in the Goschenhoppen watershed to give the developer incentive to build the interceptor.

Ms. Schuehler provided the Commission with a review of the Goschenhoppen intercept's specifics, and noted that the Township bears a responsibility to address the numerous private properties facing failed or failing on-site septic systems within that area.

The Planning Commission was informed that the current owner of the former Melbourne Hill Tract cannot fund any expenditures for open space or other township needs due to the anticipated costs of the Goschenhoppen sewage intercept. Further discussions with the Township are expected once the developer arrives at a site density proposal.

V. Motion to Adjourn

Motion: Ernie Schmitt

Second: Hans Schweikert

Motion carries unanimously

Meeting concludes at 9:15pm