

LOWER FREDERICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes November 16, 2017 53 Spring Mount Road/Schwenksville, Pa. 19473

Meeting called to order at 7:03 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

Township Staff:

Carol Schuehler, Township Engineer
Kevin Tobias, Manager (absent)
Bob Yoder, Chairman LFT Board of Supervisors

MCPC:

Donna Fabry, Community Planner
Julia Detweiler, Community Planner

1.. Motion to approve the minutes of the October 17, 2017 Lower Frederick Township Planning Commission Meeting.

motion: Erie Schmitt
second: Hans Schweikert

The motions carries unanimously

2.. Introduction of Ms. Detweiler, MCPC

Mr. Yeiser and Ms. Fabry introduced the new Lower Frederick Township Community Planner, Ms. Julia Detweiler assigned from the Montgomery County Planning Commission. Ms. Detweiler holds a undergraduate degree from Ursinus College and has a degree in Landscape Architecture from Temple University. She recently joined the Montgomery County Planning Commission.

3. Public Comment

There were no public comment(s) offered.

4. Third Avenue Sketch Plan- Presented by Mr. Kris Reiter, property owner and developer

Mr. Kris Reiter brought before the Lower Frederick Township Planning Commission a 4 lot development sketch plan involving three separately deeded parcels that his firm, B Team Investments, LLC now owns in the Third and Perkiomen Avenue area of Spring Mount Village. Mr. Reiter felt his concept would best be realized as a small development of single family homes using village appropriate

“cottage or cape cod” styled structures. Mr. Reiter requested critique and guidance from the Township Planning Commission and Township Engineer concerning his concept and resulting sketch plan.

Ms. Carol Schuehler, Township Engineer and Planning Commissions’s comments and sketch plan analysis:

Ms. Schuehler detailed the parameters for a “sketch plan” review for the planners and the public’s information. In addition, she offered her opinion and observations concerning the involved parcels specifically citing issues that make the presented sketch plan problematic. Noted by Ms. Schuehler and discussed by the Township Planners were:

*The presented sketch plan presented does not conform to existing R-3 zoning, specifically citing lot widths and road frontage requirements. Zoning relief would be needed.

*Third Avenue in the vicinity of the project is a “paper road” not a dedicated/defined road, therefore in order to accomplish Mr. Reiter’s presented plan, he would have to include the road improvements needed to make Third Avenue Township Road standards. This would include paving standards, increased road width, plus the need to service his development with a cul-de-sac. Ms. Schuehler expressed that road improvements of this magnitude for such a small development would be quite costly. The applicant stated, “at this time he was unsure about the ownership of the land that the existing Third Avenue access cartway occupies”.

*The proposed development would have a need for the placement of stormwater management controls. Lower Frederick Township has many areas that necessitate costly and difficult solutions to managing site storm water. The application for Subdivision and Land Development would need to provide details to address those issues as part of future presentations. Mr. Reiter acknowledged that he understood this aspect of furthering his project.

*Mr. Reiter offered that he has no proposed use for his parcel #38-00-02455-009 and would be willing to consider offering it to the township for open space perhaps in the context of his needs for zoning relief. The Township currently owns a open space park next to this property.

*Technically the proposal involves three parcels of record, encumbered by a lack of needed road frontage to enable a four lot subdivision/land development to be realized. The Planning Commission recommends that Mr. Reiter consult with his engineer and his attorney in order to refine the concept into a plan utilizing a two or three lot proposal. It was also recommended that Mr. Reiter seek the advise of the Lower Frederick Township Zoning Officer for guidance and advise.

*The parcels can be serviced by public water and sewer, therefore this works in the favor of Mr. Reiter.

5. “Ragusa Tract” Facilities Planning Module Component 4A- Municipal Agency Review- Presented by Ms. Carol Schuehler, Township Engineer

Ms. Schuehler presented and overview of the Pa. Dept. of Environmental Protection’s Facilities Sewage Planning Module to the township planners and the attending public. Mr. Yeiser requested that Ms. Schuehler go through the entire completed document prior to the Commission’s vote on approval. Ms. Schuehler went through the document’s 17 questions and her rationale for answers applied to the asked questions. An extensive explanation was offered regarding Question #16 which dealt with the sewerage of the site’s two estate lots and future issues to determine if they should be sewerage or not. Currently the site has two operational on-site sewer systems which would need either to be hooked up to the public system or to have a back up site determined within for future use.

Ms. Linda Jansson raised questions concerning the Pa. Historical and Museum Commission's letter of review (document Item #6, PHMC letter dated: October 17, 2017). Ms. Schuehler expressed that the site had no surface evidence or known imperiled cultural or historic artifacts being impacted, therefore no Phase #1 or #2 study were required of the developer.

Planning Commission Motion

The Lower Frederick Township Planning Commission recommends the approval of the Ragusa Tract Sewage Facilities Planning Module Component #4A- Municipal planning Agency Review

motion: Mr. Yeiser
second: Mr. Schmitt

Motion carries unanimously.

6. General Discussions

Ms. Detweiler, MCPcC. Community Planner has offered to work with the Township's Planners on updating the SALDO's preferred tree and associate planting types orienting the selections to native tree species and species of plants best able to be successful within new developments. Mr. Warren Jacobs, local certified arborist and LF Parks Board Chairman has also offered to assist in these discussions.

7. Motion to AdjournAdjourn:

motion: mr. Schmitt
second: Mr. Keown

motion carries unanimously.

The November 16, 2107 meeting concluded at 8:07 pm.