

# LOWER FREDERICK TOWNSHIP PLANNING COMMISSION

---

## General Meeting Minutes

January 18, 2018

53 Spring Mount Rd. Schwenksville, Pa. 19473

Meeting called to order at 7:02 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

### Other Township Officials Present:

Bob Yoder, Chairman LFT Board of Supervisors  
Terry Sacks, Vice Chairman LFT Board of Supervisors  
Marla Hexter, Supervisor

### MCPC:

Julia Detwiler, Community Planner

## 1. Motion to approve the minutes from the December 21, 2017 Lower Frederick Township Planning Commission meeting.

Motion: Ernie Schmitt  
Second: Hans Schweikert

Motion carries unanimously.

## 2. Pa. Small Water and Sewer Grant Letter- Carol Schuehler, Township Engineer

Ms. Schuehler outlined the background and application process for a proposed small project grant to fund the relining of 14 existing sewer system manholes within the Township. The Township currently has 273 manholes of which 63 have been previously been relined. The long term goal of the township is to reline all the existing manholes to thwart ground water and surface water infiltration into the public treatment plant. The net result of past relinings has been significant reductions in unwanted water infiltration, thus placing less stress on the system and gaining reductions in the Township's operating costs. Ms. Schuehler expects future enhanced plant operations and lower operating expenses if the Township receives this grant project funding. The grant application will be for \$73,000.00 based on the estimates for 14 designated manhole relinings. The is grant proposal has targeted problematic manhole locations in the Spring Mount area.

Planning Commission Action:

The LFTPC supports the Township's application for a 2018 Pennsylvania Small Water and Sewer Program Grant Program application and the filing of a formal letter of support by Mr. Chuck Yeiser, Chairman.

motion: Chuck Yeiser  
second; Ernie Schmitt

Motion carries unanimously.

### **3. "Sacks Land Development", Zieglerville Village- presented by Mr. Matt Sacks**

Mr. Matt Sacks presented an overview of revisions made to the November 1, 2017 plan previously submitted and discussed by the Commission on December 21, 2017. The applicant provided the Commission with only Plan Sheet #7 for review and discussion purposes. Mr. Sacks noted that the plan was revised to accommodate the "phasing" recommendation by the LFTPC. Mr. Sacks explained, their presentation's purpose and goal was to achieve a conditional use for the Phase #1 portion of the Land Development project. Mr. Sacks also provided the planning commission members with examples of the specific alterations/revisions presented within on the revised plan. These included the addition of plantings added to the roundabout side of the proposed Dunkin Donuts, some internal site sidewalks, removal of paved parking spots to accommodate storm water under phase #1, and street lighting additions.

Mr. Yeiser informed the Planning Commission members and others in attendance that Phase #1 will entail both a conditional use hearing by the Lower Frederick Township Board of Supervisors, and then the plan would need to return to the Planning Commission to work through the outstanding land development issues in order to move Phase #1 to an eventual preliminary and final approval.

Ms. Schuehler presented a description of the process of how conditional use applications progress. Her explanation referenced her memo dated January 17, 2017.

Mr. Yeiser led the Commission members and their associates through a discussion with the applicant concerning those issues most directly affecting the Board of Supervisors February 6, 2018 Conditional Use Hearing for the Sacks and Son, Inc. Land Development Proposal.

#### **A. Site Parking-**

The applicant agrees to indicate and provide 8 additional parking spaces in a revised plan. As a result, no need exists for "parking reductions by conditional use". Mr. Sacks will inform his engineer to look at options to revise the presented plan in order to include the required parking. The options to be explored include building site's detention basins and enlarging the proposed rain gardens to accommodate the required parking spaces by shifting the Dunkin Donuts store and drive thru back. Mr. Smith, LFTPC member suggested that using enlargement of the proposed rain gardens as a solution was in his opinion an excellent means to increase the green space to the Dunkin Donut shop's roundabout side frontage, plus enable future site signage to have ability for later business to have multiple business signs placed on a single monument, thus improving the overall aesthetics, all the while saving the applicant from the cost of construction stormwater detention basin #1 within the first phase.

#### **B. Dunkin Donuts Drive Thru-**

### **1.) Environmental Study-**

The LF Planning Commission feels that the Sacks Land Development site needs to have a Phase #1 Environmental Assessment Study (ESA) done based on its current use and past history. Mr. Matt Sacks stated, the site has been studied by a licensed environmental firm in the recent past, perhaps three years ago. In view of that, the Planning Commission would be willing to recommend that no current study be done of the site so long as the applicant can provide the Township Engineer and Planning Commission with a copy of the claimed study's report that is less than 5 years old, and the study was sufficient to address any environmental concerns on all the properties involved. If not, the Planning Commission recommends that a ESA Phase #1 study of the whole site needs to be a condition of the project's approval.

### **2.) Traffic Study-**

The LFT Planning Commission supports the waiver of a traffic study for the Sacks Land Development during the Phase #1 process, however the during subsequent phases the impact of the project on the Township needs to be determined through a full study. The LFT Planning Commission recommends that the Board of Supervisor place a condition to have a full traffic study done of the site's development during Phase #2 application process.

Ms. Schuehler noted, the significant outcomes of a traffic impact study would be:

- \*A determination of the trips in and out of the development site.

- \*A study of the geometry needs for car and trucks accessing and utilizing the site.

- \*Projections as to the development's impact on the traffic along Route #73 at the Zieglerville Roundabout.

### **3.) Site Grading-**

The LFT Planning Commission supports the applicant's request for a limited and sequential approach to grading the existing site as part of Phase #1. However, the LFT Planning Commission recommends that the LFT Board of Supervisors place a condition that the applicant provide sufficient visual buffering of the site during Phase #1 designed to the Township Engineer's satisfaction. The buffer should provide for a visual buffering from existing uses at the rear of the parcel from Phase #1 and also from Circle Drive.

### **4.) Sidewalks and Pedestrian Connections-**

The LFT Planning Commission supports the Township's objective to create safe and usable pedestrian passageways/connections within the Zieglerville Village area, this includes sidewalks, bikeways, trails, and internal site pathways.

The LFT Planning Commission recognized the applicant's expressed issues and problems associated with the placement of traditional sidewalks along the Route #73 (aka: big Road) section of the development. Ms. Julia Detwiler, MCPC Community Planner will provide the applicant and Township with details of the County's current bikeway/trail planning along Rt. #73 at the development site in order to possibly coordinate an acceptable solution to the to the required sidewalk issue.

The LFT Planning Commission supports the applicant's request to make the planning discussion of a public trail easement part of the Phase #1 Land Development. Mr. Matt Sacks expressed a safety concern over a future trail placed so close to the Swamp Creek Road and Gun Club. Ms. Julia Detwiler, MCPC cited that the future trail planning and design should entail placing a trail within zone safely below the Gun Club's grade level, providing for trail connection to the Zieglerville Village, and located within the plan's preserved riparian conservation buffer zone and steep slope preservation area. Mr. Smith explained, that the township and county trail easements currently exist along the Swamp Creek and the planning for the Sacks Land Development should align and configure a granted trail easement to support this Township goal's realization. The Landmesser Land Development, Carr Subdivision, Watkins/Rittenhouse Land Development, and PVSD Middle School Land Development all were past land development projects that enable the Township to acquire its goal of trail easements along the Swamp Creek Corridor.

Mr. Matt Sacks noted:

\*The single trash dumpster location indicated on the revised plan of Jan. 12, 2018 is a temporary location for use during Phase #1. A permanent site will be located and presented at the time of future Phase #2 plan application.

\*The Dunkin Donuts company planners will be contacted in order to secure information concerning the signage proposed for their facility. This information will be provided to the LF Township Planners and Engineer for review and recommendations.

\*The existing commercial structures within the site will utilize the proposed Dunkin Donuts parking created under the Phase #1 plan. Mr. Sacks explained that it is projected that bulk of the Dunkin Donuts business will be via the drive thru trade, not "eat in" patronage.

Ms. Schuehler, Township Engineer noted:

\*The January 12, 2018 plan provides the required site street lighting that had been missing from the November 1, 2017 plan submission.

Public Question/Comment, Mr. Dan Orfe, Kratz Road

\*Mr. Orfe questioned why the LFTPC had not been given architectural design materials and plans to review and discuss. The Planning Commission advised the applicant that architectural plans must be provided for consideration during the land development review.

Mr. Terry Sacks, Applicant noted:

\* In the aftermath of the December 21, 2017 LFTPC Meeting Sack and Sons, Inc. provided the Dunkin Donuts Company with four example "village appropriate" facility designs as was presented to them by the LFTPC on December 21, 2017 . According to Mr. Sacks, the Dunkin

Donuts architectural design staff accepted the example designs, and as of the January 18, 2018 Planning Commission meeting they have not gotten back with proposed architectural designs for the Township's presentation, review, comments, and recommendations.

motion: Ernie Schmitt  
second: Chuck Yeiser

#### Planning Commission Motion:

The Planning Commission recommends Conditional Use for the Dunkin Donuts drive thru to the Lower Frederick Township Board of Supervisors for the Sacks Land Development Phase #1 Development Plan (Plan Sheet 7, dated January 12, 2018,) as presented and reviewed by the Commission on January 18, 2018. This Lower Frederick Township Planning Commission's recommendation includes plan amendments that should be made part of the imposed conditions at the Board of Supervisors' Conditional Use Hearing scheduled for February 6, 2018. Specifically, those items include the issues detailed in sections B1 through B4 of these minutes. Conditional Use for shared parking is not included in this recommendation. The applicant has agreed to provide the additional parking spaces to comply with the requirements of Lower Frederick's Village Mixed Use zoning ordinance.

motion: Ernie Schmitt  
second: Chuck Yeiser

Motion carries unanimously.

## 4. General Information and Discussions

### A. Central Perkiomen Valley Regional Planning Commission Update- Mr. Yeiser

Mr. Yeiser presented the LFTPC members and associates with an update from the January 2018 meeting. The meeting topics cited were:

\* A presentation of current and future Schwenksville Borough projects and funding grants. These initiatives include parks, trail, new civic meeting space, and streetscape enhancement projects.

\*The Sacks and Sons Land Development overview.

\*A review of the Montco 2040 Municipal Grant Application Program. Ms. Schuehler, Township Engineer provided the LFTPC members with a summary concerning Lower Frederick's 2018 application to this Montgomery County grant program.

### B. LFT Development Map- Ms. Schuehler, Township Engineer

Ms. Carol Schuehler provided the LFTPC members with a copy of a township map and reference sheets indicating the township active land development parcels in color. She requested feedback and input from the planners so as to make the map and reference sheets accurate and edited. The goal is to have this map edited and made current so that the public will have knowledge of open/active development applications within Lower Frederick Township. The map and reference materials will be posted on the Township's website. Ms. Schuehler indicated that if the township also wants to require that properties under consideration be posted, a revision to the SLDO would be a way to

enact such a requirement. This change could also include a requirement that electronic copies of all plans be provided with an application.

Public Comment- Mr. Terry Bird, Little Road

Mr. Bird noted that New Hanover Township uses an interactive function for each township property that has an active subdivision or land development application. The LFTPC agrees that this might be something worth looking to as a next step.

### **C. Disanto Tract- Mr. Yeiser**

The LFTPC discussed the Disanto Tract, Big Road as a open development project based on its former application (now under non existent Township Zoning, R-5). At the time of the project's application in 2005 the applicant reconfigured the project planning with site density proposed using the previous zoning as the basis for the revised plan's design. It was reconfigured into a "55 and older community" with an accompanying golf course". Based on this history, the 12 year inaction on the project, and possible impacts on the current zoning, the LFTPC wishes to see this project closed and deactivated. Ms. Schuehler noted that the project may have legal rights which must be worked out by the Township's Solicitor, the Township Board of Supervisors, and the property owners. The LFTPC believes that these legal issues need immediate resolution. Further, the Commission feels that the former proposal does not meet the Township's /CPVRPC's comprehensive plan goals and objectives. Thus, the 2005 Disanto Tract application needs to be deactivated.

Motion:

The LFTPC recommends that the Township closes the Disanto Properties' possible active Subdivision and Land Development status as soon as possible.

Motion: Mr. Chuck Yeiser  
Second: Mr. Smith

Motion carries unanimously.

### **5. Motion Adjourn**

Motion: Ernie Schmitt  
Second: Rainer Keown

Motion carries unanimously.

Meeting concludes at 9:30 pm.

