

LOWER FREDERICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes, April 19, 2018

53 Spring Mount Rd. Schwenksville, Pa. 19473

Meeting called to order at 7:05 pm.

Present for Roll Call:

Members:

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

Township Staff:

Carol Schuehler, Township Engineer
Kevin Tobias, Manager

Other Township Officials Present:

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

MCPC:

Julia Detwiler, MCPC Community Planner

1. Motion to approved the minutes of the March 15, 2018 Lower Frederick Township Planning Commission meeting.

Motion: Mr. Schmitt
Second: Mr. Keown

Motion carries unanimously

2. Knipe Minor Subdivision, 17 Kratz Road represented by: Mr. Jeremaih Hoagland, President-The Crossroads Group, LLC

"The Knipe Minor Subdivision" is a two lot subdivision (minor plan) composed of an 11.75 acre parcel with existing home with associated outbuildings being subdivided into two lots, thus creating a new 4 plus acre building lot. The parcel is in the Lower Frederick Township R-1 Zoning district.

Mr. Hoagland stated that the applicant was willing to comply with all the items present in the Lower Frederick Township Engineer's review letter dated March 25, 2018 with the exceptions of five waiver requests noted within his letter dated April 19, 2018. These being:

*The applicant's review letter dated March 25, 2018 incorrectly referenced section #71-6D. It should have have referenced Section #145-27. #145-27 is duly used as the correct section number within these minutes.

The waiver letter incorrectly requested relief from the requirement to drain the basin in 72 hours. It should have referenced Section #134-405, noting **that infiltration is not feasible to meet groundwater recharge requirements.

1. Section #145-27— Clear Site Triangles
2. Section #134-405.A(1)(c)- Stormwater Management Basin Requirements.
3. Section #145-22- Road Widening and Road Shoulder Requirements
4. Section #145-41- Sidewalks, Curbs, and Storm Sewers
5. Section #145-42.B- Street Trees

Noted by Ms. Schuehler, LF Township Engineer:

The applicant employed a soils expert to ensure that the proposed stormwater detention basin out flow fully meets the water quality requirements, and the proposed basin will employ amended soils in its construction to enhance the existing poor site soils.

The request for a waiver of Section #145-27 would not inhibit the clear sight line required by PENNDoT. This waiver would enable the existing vegetation and trees to remain.

Ms. Julia Detweiler, MCPC Community Planner:

Ms. Detweiler raised a concern about the applicant not addressing the Township's Environmental Adjustment Factor. The applicant's representative noted that they will comply.

Mr. Dan Orfe, Kratz Road:

Mr. Orfe expressed a concern that all subdivisions be given equal treatment and waiver acceptance by the township must be fair and uniform. Mr. Orfe as a neighbor of the subdivision he was particularly concerned about the requested stormwater management issues presented at 17 Kratz Road. Ms. Schuehler replied that "the waiver if granted would only acknowledge that infiltration is not feasible, but will not relieve the applicant of any other requirements."

Mr. Hoagland:

At the current time the applicant doesn't have a finalized on site septic system design completed. Mr. Smith, LFTPC member expressed concern that the proposed stormwater detention basin plan might be problematic with the design and placement of the needed septic system proposed be located down slope and next to the Perkiomen Creek. Mr. Hoagland stated that the stormwater detention basin's design had taken the septic system needs into consideration and there were no issues of concern. Mr. Schmitt, LFTPC member noted that his Lower Frederick Township subdivision have many similar site issues (sheet flow, poor soils) and the existing septic systems and wells on those properties function well with no problems.

Motion:

The Lower Frederick Township Planning Commission recommends the preliminary and final approval of the Knipe Minor Subdivision including the requested waivers of Section #145-27, Section #134-405 A (1)(c), Section #145-22, Section 145-41, and Section #145-42.B and contingent on the applicant meeting all the conditions outlined and discussed within the Township Engineer's review letter dated March 25, 2018.

Motion: Mr. Schmitt
Second: Mr. Yeiser

Motion carries unanimously.

3. Sacks Land Development, Zieglerville Village represented by: Mr. Matt Sacks, Applicant

Mr. Sacks provided the Lower Frederick Township Planners with revised colored elevations of the Dunkin Donuts building and renderings (existing and modified) of the proposed rain garden to be employed at the Big Road/Round About side of the site.

LFT Planning Commission Comments:

The Planning Commission believes that the building elevations and rain garden renderings presented are fitting to the Township goals for a "Village Appropriate" look. The only critical comment suggested was the utility door indicated on the Circle Drive side of the presented building elevation was cited as lacking integrated character and the LFTPC requested that perhaps a more fitting style could be employed. Mr. Matt Sacks expressed that he would pass that request on to the Dunkin Donuts Design staff. The Commission thanked Mr. Sacks for his efforts to this end and his overall effort to work on the aesthetics of his plan.

Mr. Matt Sacks presented the Lower Frederick Township Planners with renderings of two proposed monument signs for potential installation. These being, a larger monument sign at the Round about and a smaller monument sign along Circle Drive.

Lower Frederick Township Planning Commission's Positions:

The issue of the legal placement of illuminated monument signs at the two proposed locations is a matter for the interpretation by the Lower Frederick Township Code Enforcement Officer. The configuration and placement of the Dunkin Donuts building, associated drive through, stormwater rain garden, and required sidewalks at Big Road and Circle Drives do not allow for compliant monument signs as presented by the applicant.

Noted: The Commission supports the need for development signage displaying multiple commercial establishments within and for signage reflective of a village character and aesthetic.

4. Public Comment:

Ms. Marla Hexter, Township Supervisor

Ms. Hexter stated "there should be audio visual capabilities within the Township's meeting room(s) for the easy use of plan projections and associated materials. Currently the public is often denied access to the visuals used in discussions by the lack of access to seeing presented materials".

The LFTPC membership agrees with Ms. Hexter and would like to see the Township add equipment to enable projection and accompanying audio to be utilized during public meetings.

5. General Discussions:

A. Mr. Yeiser, LFTPC Chairman noted that the past developments of the CVS and Wawa provided the Sacks Land Development with much in terms of infrastructure improvements, thus saving them a great deal of expense and work with their project. Mr. Schmitt added that much credit goes to Mr. Al Manning for working closely with the Township starting with his Delphi Junction project through to the efforts at the Village by the Pond..

B. Mr. Yeiser suggested to the LFTPC members, Board of Supervisors, and the public that it may be prudent for the Township to begin looking to develop a Comprehensive Plan for our township. Though valuable the Regional Comprehensive Plan lacks the site specific objectives that are now becoming necessary for sound township planning. Ms. Detwiler, MCPC Community Planner stated that the County Planning Commission would provide support under its current planning contract.

C. Mrs Colletti, LFTPC member cited the William Penn Estates, 55 and older community, Limerick Township as a development example that would be good for Lower Frederick Township.

D. Mr. Dan Orfe, Kratz Road expressed the Township has opportunities to preserve and perhaps repurpose many of its historic resources. He cited the Old Gravel Pike Stone Arch Bridge (MC #101) at Delphi that might be restored and possibly be turned into a pocket park. Mr. Schmitt noted that the Township has sought to have the bridge repaired and repurposed. Currently Montgomery County is looking to include the bridge in its Swamp Creek Greenway conservation/preservation planning.

E. Mr. Brian Hill, Zieglerville Road expressed that all needs of township residents must be considered in planning conversations. Mr. Hill has a failed on site septic system that he wishes to have rectified with public sewerage.

F. Mr. Smith, LFTPC member stated that he supports the idea of looking to develop a LF Comprehensive Plan, but feels that best way to approach it would be for the township to first identify and develop a list of priorities that need to be addressed in such a plan.

G. Mrs. Barb Colletti expressed a concern over issues of the new sewage treatment plant undermining her quality of life. Mrs Colletti stated that she lived with the old treatment plant in full operation with no problem, yet the new plant not only is excessively loud but imposes its lights and smells on her non stop. Mr. Terry Sacks, Township Supervisor stated he will get Mrs. Colletti some answers from the plant's engineering firm. Mr. Sacks will disseminate that information through Mrs. Pam Hartman of Spring Mount Road.

6. Motion to Adjourn

Motion: Mr. Schmitt
Second: Mr. Keown

Motion carries unanimously.

Meeting concludes at 9:05 pm.

