

LOWER FREDERICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes, June 21, 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

Township Staff:

Carol Schuehler, Township Engineer

Other Township Officials Present:

Terry Sacks, acting Chairman LFT Board of Supervisors
Marla Hexter, Supervisor
Chuck Liedike, Supervisor

MCPC:

Julia Detwiler, MCPC Community Planner

1. Public Comment-

There were no public comments offered from those in attendance.

2. Motion to approved the minutes of the April 19, 2018 Lower Frederick Township Planning Commission meeting.

Motion: Mr. Schmitt
Second: Mr. Keown

Motion carries unanimously

3. Updating the Lower Frederick SALDO's recommended planting list- Warren Jacobs

Based on recommendations by Ms. Julia Detwiler, MCPC Community Planner at the LFTPC April 2018 meeting, Mr. Warren Jacobs, LF Parks Commission and certified arborist presented his observations and recommendations for areas within the existing Township's Subdivision and Land Development Ordinance (SALDO) that are worthy of revision and strengthening. Mr. Jacobs cited:

- *Lack of planting stock quality standards.
- *reliance on the current ordinance's tree caliper size for site installation.
- *a need for protocol for adherence to supplier's installation and maintenance (pre and post construction) specifications for utilized nursery stock.
- *avoidance of monoculture plantings.
- *species should be selected for the individual needs of the site.

- *avoidance of developer's selection of stock based solely on price.
- *all stock selected should be evaluated for longevity.

Mrs. Detwiler, MCPC Community Planner noted:

The County Planning Commission is currently working on a subdivision model ordinance which includes plant specifications and requirements. She will provide the Township with a copy in the near future. Mrs. Detwiler also described the function, benefits, and purpose of a municipal shade tree commission or board.

Mr. Schmitt, LFTPC noted:

Within Lower Frederick Township there are numerous trees along our roads that have condition problems and in many cases need removal.

Mr. Keown LFTPC noted:

Balance and care needs to be applied to any Township ordinance considerations, most especially with regards to private properties.

Mr. Terry Sacks, Township Supervisor noted:

Developers are bound to insure the success of their plantings and in addition they place a high priority on not having to return to replace plantings that have died through poor practices.

Ms. Linda Jansson, resident Simmons Road noted:

Safety is a paramount consideration in further ordinance changes, plus her belief is that the current SALDO planting list includes plants that are now known invasives.

Mr. Yeiser, LFTPC noted:

It may be necessary to institute a certified and/or professional to do enforcement Township regulations.

Lower Frederick Township Planning Commission's Position:

Mr. Jacobs' presentation and resulting information were well received and appreciated. The LFTPC and Mr. Jacobs have agreed to further this discussion at the September 2018 Planning Commission meeting. Mr. Yeiser invited Mr. Jacobs to provide him with other municipality's ordinances from which the LFTPC can extract the most applicable and best parts for its possible consideration.

4. LFT Traffic Calming Committee Discussion- Crystal Gilchrist, Committee Member

Mrs. Crystal Gilchrist provided the LFTPC members and attending public with an overview of the history and status of the LF Traffic Calming Committee's goals and work. The context and framework of traffic regulations from the federal government down to the local municipal level was explained. Mrs. Gilchrist detailed how traffic can be controlled/effected by means outside police enforcement.

The LFT Traffic Calming Committee has targeted the problematic Village Drive area as the first priority for its activities. Village Drive is a "collector road" and therefore has a high volume of traffic and importance to the overall flow of traffic in the township. LF Police Chief, Paul Maxey has been integral in the Calming Committee's planning and strategy development. The committee has studied several

options for calming, narrowing of the traffic lanes, adding features such as integrated parking, road geometry, pavement stripping, speed bumps, speed tables, speed humps, and “chicanes” . Noted by Mrs. Gilchrist: chicanes though effective are deemed as expensive, and would warrant extensive design, construction, and permitting, thus not a likely best solution for Village Drive.

Members of the Spring Mount Townhome Homeowner Association and associated residents expressed:

The Village Drive traffic speeding and stop sign violations is pervasive and ongoing. The situation has been brought to the attention of the LF BoS and police for several years. It is the expressed position of those in attendance that the issue of public safety is paramount for the Traffic Calming Committee decisions and resulting recommendations. They are aligned to the Township’s legalizing existing non regulation stop signs and installing mechanical measures to reduce traffic speeds on Village Drive.

Mrs. Gilchrist noted that the LF Calming Committee is restricted from working on law enforcement issues, but wished to make recommendations to facilitate the township’s installment of mechanical means for traffic calming.

Ms. Schuehler, Township Engineer cited- that she has worked with the LF Traffic Calming Committee and proposed that five locations for speed humps that could be considered for Village Drive. Issues of emergency vehicle response time, snow plowing, and storm water management all were included in her proposed plan creation considerations. Ms. Schuehler also noted that speed humps/speed tables as crosswalks at Village Drive and Aspen Way are not feasible.

A general consensus of what options for future committee planing was called for by Mrs. Gilchrist. The general consensus was that along Village Drive that speed humps would be the favored traffic calming means.

The discussion concluded by deciding that the group will reconvene on July 19, 2018 at 6:00 pm. or this proposed meeting will be conducted prior to the next regularly scheduled LFTPC meeting.

5. B- Team Investment, LLC , Zoning Hearing Application, Third Avenue, Spring Mount

Mr. Yeiser, LFTPC Chairman and Ms. Schuehler, Township Engineer provided a review of the background and zoning application for the B-Team Investments. LLC proposed subdivision at Third Avenue and Perkiomen Avenue, in Spring Mount. This project had been discussed by the LFTPC in November of 2017. At that time the applicant, Mr. Kris Reiter of B-Team Investments, LLC was directed to seek legal counsel since the lots involved did not meet the township regulations concerning frontage/ access size requirements.

Mr. Reiter provided Ms. Schuehler and the LFTPC with a sketch plan (dated: 2/27/2018) and copy of the zoning relief application for B-Team Investments, LLC’s proposed three lot subdivision for its information.

The LFTPC discussed the specifics of the presented concept sketch. A notable concern was discussed about the need to ensure that the proposed project would not enable Lot #38-00-02455-00-9 to be developed at some future date. The Lower Frederick Township Zoning Hearing Board should be made aware of the Planning Commission’s concern for B-Team Investments, LLC’s June 25, 2018 hearing.

LFTPC Recommendation:

The Lower Frederick Township Planning conditionally supports the B-Team Investment's proposed zoning relief application as discussed and reviewed on June 21, 2018. This support is contingent on the the applicant including parcel #38-00-02455-00-9 as part of the deed for the proposed "Lot 3" as shown their land development sketch dated 2/27/2018, or the applicant donating parcel #38-00-02455-00-9 to Lower Frederick Township.

Motion: Mr.Yeiser
Second: Mr. Schmitt

Motion carries unanimously.

6. General Information and Discussions

A. Central Perkiomen Valley Regional Planning Commission- no report

B. Mr. Smith, LFTPC member inquired as to the status of the two vacancies that exist on the LFTPC. As of June 21, 2018 no appointment announcements are currently proposed by the LFTBoS. Ms Hexter, Supervisor questioned the number of applicants currently in place (four) and whether the vacancies should be advertised. Ms. Jansson, Simmons Road replied that the planning commission vacancies have been available since early May 2018 and that her application via letter of expressed interest was submitted at that time.

7. Motion to Adjourn

Motion: Mr.Schmitt
Second: Mr. Yeiser

Motion carries unanimously.

Meeting concluded at 8:55 pm.

