

LOWER FREDERICK TOWNSHIP PLANNING COMMISSION

Meeting Minutes, August 16, 2018

53 Spring Mount Rd. Schwenksville, Pa. 19473

Meeting called to order at 7:02 pm.

Present for Roll Call:

Members:

Ernie Schmitt, Vice Chairman
Philip A. Smith, Recording Secretary
Ranier Keown
Terry Bird
Linda Jansson
Hans Schweikert

Township Staff:

Ms. Carol Schuehler, Township Engineer
Mr. Kevin Tobias, Township Manager

Other Township Officials Present:

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 July 19, 2018 Lower Frederick Township Planning Commission meeting.

Motion: Mr. Schweikert
Second: Mr. Keown

Motion carries unanimously

**3. B-Team Investments Subdivision Review
15 third Avenue, Spring Mount**

**represented by: Mr. Jason Shaner, Impact
Engineering, Reading, Pa.
and Mr. Kris Reiter**

This project involves three lots of record dating from a subdivision of many decades back. The applicant is seeking to create three residential building lots with new homes by reconfiguring the now present properties (1.4 total acres, R-3 Zoning) owned by B-Team Investment. Noted: the applicant has removed the previously existing residential home and debris present on the property.

Mr. Shaner, Impact Engineering provided the LFTPC with a project overview & history, project concerns, and the applicant's requested waivers to the LF SALDO. It was explained that the evening's

goal was to gain the LFTPC's position and recommendations concerning four waivers and matters of advancing the project in view of the Township Engineer's review letter dated August 1, 2018. The requested waivers are:

1. Widening of Perkiomen Avenue- Section #145-113.C(11), #145-21, #145-22.D(1)
2. Curbing and Sidewalks along Perkiomen Avenue-Section #145-41
3. Additional Road Right of Way along Perkiomen Avenue-Section #145-13.D (1)
4. Access Strip of Lots #2 and #3- Section #145-34.B(1)

Ms.Schuehler expressed that based on the existing conditions, she offers no objection to waiver of items 1, 2 and 4, or waiver of dedication of the Ultimate ROW. However, a waiver to change the width of the ultimate ROW is unusual. This should be further and carefully considered.

Mr.Schmitt as a former LF Township Building and Code Enforcement officer and current member of the LFTPC sees the project as beneficial to an area where many non-conforming situations exist. Therefore, he wishes to endorse the proposed project and the acceptance of the proposed waivers.

Ms.Jansson, LFTPC member concurs with Mr. Schmitt's recommendation

Ms. Hexter, LF Supervisor expressed a concern about the preservation of trees on the site. The applicant, Mr.Reiter responded that it is the intent to retain as many of the existing trees as possible and will consider adjustments to the planning in order to enable this to occur as is realistic within such a limited site.

Mrs. Julia Detweiler, MCPC concerns:

A. Type of paving material proposed on Third Avenue. The applicant will comply with the Township Engineer's recommendations.

B. Street and site existing trees. The applicant will comply with the goal to use the best planting and preserve the existing tree where possible. The existing ash tree of note will be inspected by a certified arborist, if possible inoculated for ash borers.

LFTPC Recommendations/Actions;

The Lower Frederick Township Planning Commission (LFTPC) recommends that the applicant determine the fate of the open space parcel (existing #38-0002455-00-9). The commission supports a dedication of this parcel to Lower Fredrick Township if it is determined that the parcel has common border with the Township's existing park. Otherwise, the parcel should be deed restricted or have an easement placed on it to keep the parcel from becoming a future building lot. Mr. Smith noted, that this was a condition of the LF Zoning Hearing Board.

The LFTPC recommends that the Township Engineer be including in the applicant's engineer's discussion(s) with the LF Township Solicitor directed to resolving the project's right of way waiver requests.

Mr. Shaner, applicant's engineer acknowledged that the applicant would need to go to the LF Zoning Hearing Board for their goal to have the proposed homes on Lot #2 and Lot #3 front to Third Avenue. The LFTPC sees this as a request that makes sense and has value to the marketability of the project's homes.

LFTPC Motion;

The Lower Frederick Township Planning Commission supports the B-Team Investments home front yard orientation facing the Third Avenue for Lots #2 and #3 as depicted on the reviewed plan dated July 10, 2018 and drawn by Impact Engineering, Reading, Pa..

Motion: Mr.Schmitt
Second: Ms. Jansson

Motion carries unanimously

4. Knipe Subdivision, Sewage Facilities Planning Module Component 4A- Municipal Planning Agency Review- presented by Ms. Carol Schuehler, LF Township Engineer

Ms. Schuehler provided the LFTPC membership with an item by item review of the Sewage Facilities Planning Module for the Knipe two lot Minor Subdivision, 17 Kratz Road. Note: this subdivision was given a recommendation for preliminary and final approval by the LFTPC at the April 2018 meeting.

Motion:

The Lower Frederick Township Planning Commission supports the approval of the Knipe Minor Subdivision, Sewage Facility Planning Module, Component 4A as reviewed and discussed at the August 16, 2018 meeting.

Motion: Mr.Smith
Second: Mr.Keown

Motion carries unanimously

6. Pa. Association of Realtors Grant Programs- presented by Mr.Chuck Liedike LF Supervisor and member of Pa. Association of Realtors

Mr. Chuck Liedike presented the LFTPC membership with grant opportunities that the National Association of Realtors has available to municipalities. These grant funds could contribute or fund "Smart Growth" planning projects that the township plans or wishes to undertake. Mr. Liedike provided the members with a definition of Smart Growth Outreach grants and examples of projects that other county and municipal government branches had secured across the United States. He requested that the LFTPC provide him with some suggestions for possible application at the next meeting. Discussed were options to utilize such a grant within the development of a Township comprehensive plan. Mr. Liedike stated that since he personally does not work in Montgomery County, he has the ability to do the grant writing for Lower Frederick Township.

7. Lower Frederick Township Agricultural Security Area (ASA) Program Acceptance Document

The Lower Frederick Township Planning Commission reviewed and discussed the Agricultural Security Area acceptance Document provided by Mr. Kevin Tobias, Township Manager. Ms. Jansson, LF ASA Committee Member explained that to her knowledge all the interested land owning participants are now signed on and recorded as part of the LF ASA.

Note: participation in a township ASA is requirement for farm property owners to apply and gain acceptance to the "Montgomery County's Farm Land Preservation" program.

Ms. Jansson requested that the County provide the Township with an electronic version of a map indicating all the Lower Frederick Township ASA properties. Mrs. Detwiler stated, she would see that this map is provided to Mr. Tobias, LF Township Manager for dissemination to the Township Planners and associated Township staff.

Motion:

The LFTPC approves Resolution #18-29 for the final adoption of a Lower Frederick Township Agricultural Security Area.

Motion: Ms.Jansson
Second: Mr.Bird

Motion carries unanimously

8. Motion to adjourn.

Motion: Mr.Schweikert
Second: Mr. Keown

Motion carries unanimously

Meeting concludes at 8:30pm.