

LOWER FREDERICK TOWNSHIP
PLANNING COMMISSION
FEBRUARY 8, 2007

LFT Municipal building

53 Spring Mount Road

Roll Call:

Members Present -

Crystal Gilchrist, Chairman
Chuck Yeiser, Vice Chairman
Phil Smith, Secretary
Ralph Walters
Hans Schweikert
George Ditter

Township Staff Present -

Carol Schuehler, Engineer
Amanda Becker, MCPC
Tamara Twardowski, Twp. Manger

Also in attendance Ernie Schmitt, LF Township Code Enforcement Officer.

Meeting called to order by Ms. Gilchrist, Chairman at 7:32 pm.

I. Minutes from the January 11, 2007 meeting.

A motion to approve the minutes was made by Mr. Yeiser.

Second Motion – Mr. Schweikert Motion Approved.

II. Public Comment

There were no questions or comments voiced.

III. Greenway Subdivision

Property located on Zieglerville Road and Schwenk Road is currently owned by Ms. Janet Ragusa. This preliminary plan application is represented by Rick Mast and Lou

Amoroso. The issues discussed were from Ms. Schuehler's February 7, 2007 review letter. Ordinance Review –

Section 170-46-F(3) – Recreational area requirements:

Open Space requirements noted by Mr. Mast –

- Due to the encumbrances of the existing property the township open space requirements can not be realistically met.
- Current plan has 55% total open space, encompassing 29 acres both active areas and passive.
- The corner property of Zieglerville and Schwenk Roads would be developed for acceptable recreational open space. Dedication would be granted for township ownership.

Section 170-46D – Requirements for the neighborhood open space near lot 35:

- Will comply

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Section 170-46.G and 145-50 – Provisions for ownership and maintenance:

- Open space near lot 35 would be dedicated to Lower Frederick Township.
- The remaining open space will be owned and maintained by a homeowners association.

Sections 170-46.G and 145-50, 170-53, 170-53 and 145-48, 170-104.A(4), 170-108, 170-109.C, E and F, 170-124.B(3) and (7), 145-13.D(1)(b) and Section 145-13.D(1)(d) – The applicant will comply.

Section 145-19.E and Engineering Standards 108.5.D – Streetlight requirements:

- Planning Commission recommends revisions to the reviewed plan regarding the street light locations discussed and street light types. Six lights will be provided: one at each proposed intersection.

Section 145-22.C – Requirements for collector roads in reference to Zieglerville Road.

- Applicant will comply.

Section 145-22.D – Requirement for local roads in reference to Schwenk Road -

- The Planning Commission supports the waiver with compliance to the 2/7/07 revision letter. Mr. Mast presented and reviewed – plan changes to sidewalks, paths/trails and roads.
 1. Stormwater improvements along Schwenk Road are to align to the “O’Neil subdivision’s” type to improve the existing issues.
 2. Zieglerville Road:
 - A. Curb widening 14’ to center line
 - B. Storm sewer inlets along road
 - C. Sidewalks should be changed to “paved trail” meeting township standards. The applicant will revise plan and comply.
 - D. Internal grading to existing drainage, to improve flow from Schwenk Road to Zieglerville Road side of the site.

Sections 145-23.D(5), 145-24.G, 145-25.C(3) and Section 145-26.D – The applicant will comply.

- Noted by Mr. Mast – objectives of the previous discussions were addressed in the plan revisions.
- Ms. Schuehler stated, that “she had no objection to the requested waivers, contingent upon all issues discussed being met.”

Section 145-26.D through Section 145-38.F – applicant will comply.

Section 145-41 – Addresses sidewalks, curbs and storm sewers.

- Waiver requested – The Planning Commission supports a waiver of these requirements for the Schwenk Road frontage with the applicant adhering to the resolution of the discussed plan changes and recommendation of the township engineer.

Sections numerical listed as 25 thru 40 of this letter the applicant advised they will comply.

Mr. Mast noted – The project is to go before the Zoning Hearing Board and requests the definition of the Lower Frederick Township’s Planning Commission position on the open space issues.

The Lower Frederick Township Planning Commission supports the variance of zoning code #170-46.F(3) with open space at Schwenk and Zieglerville Road improved and dedicated to Lower Frederick Township, and the other plan indicated open spaces preserved as for per the Planning Commission review of February 8, 2006 –
Motion made – Mr. Ditter Second Motion – Ms. Gilchrist
Motion approved.

IV. 130 Gerloff Road – Discussion

Noted: The applicant received both the engineer’s and county review letters and withdrew their request for a presentation before the Planning Commission.

V. Sign Ordinance

Reviewed – Upper Dublin Township’s existing sign ordinance that was distributed by Mr. Ditter.

A comprehensive sign ordinance discussed from Phil Smith’s letter dated January 21, 2007.

How does a municipality regulate aesthetics or align aesthetics to the goals of smart growth and development?

Planning Commission’s Position: The Township can not legislate Aesthetics but should have clear design guidelines for developers, property owners, business owners, and institutional uses.

Planning Commission – a design guidelines booklet should be sought out and adapted by Lower Frederick Township.

Review of county comments – Amanda Becker

General notes and discussions

Remove under definitions – Item #7 free standing remove “on the roof of a building”.

1. Retain neon signs, but restrict to 6 square feet in total area.

2. Section #H Illumination – perhaps an overlay for the “village” should be instituted with the ordinance, restricting illumination intensity and directional characteristics.
3. Monument signs – needed clear definitions, in particular sign size. Use Upper Dublin Ordinance model definitions for wording.
4. #170-137 (A) Add Wording or “monument”
 - (B) 1.1 monument size height to six feet
5. Add a page #2, #9, as per Amanda’s comments – Align size measurements and standards.
6. #170-137 D-4 Change size to 100 square foot and lower the height to 20 Ft. max.
7. #170-137 B-4(b) – a height distance to safe passage height required
8. 170-138 Definitions
 - a. Add obscene sign definition
 - b. Incorporate Amanda Becker’s noted changes from letter of Feb. 7, 2007.
 - c. Add “monument sign” definition.

Position of the Planning Commission –

Amanda Becker, MCPC will revamp the sign ordinance wording as per The Planning Commissions discussions and submit the revised document Ms. Twardowski, Township Manager for presentation to the Lower Frederick Township Supervisors.

VI. “Kurylo Farm” – Open space presentation

Informational - Limerick Township

A 90 acre farm between Metka and N. Limerick Roads, adjoining the PA State Gamelands is currently being reviewed by Limerick Township for open space Preservation. Mr. Smith requests that Lower Frederick Township notify Limerick of its stated open space goals in their common border area with the intention of supporting Limerick’s initiative at preserving the Kurylo farm and extension of trail connections between townships. The request will be made to the Board of Supervisors via Mr. Smith with the support of the Planning Commission.

VII. Graterford Prison land sale – Crystal Gilchrist

Informational and discussion – Mr. Yeiser will inform the Planning Commission about Central Perkiomen Regional Planning Commission’s position on this matter.

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VIII. Vacancy – L.F. Planning Commission

The Lower Frederick Township Planning Commission requests that the Board of Supervisors begin the process of filling the vacancy that now exists within the Commission's membership.

Motion to adjourn the meeting – Mr. Walters Second Motion – Mr. Schweikert
Motion Carries Meeting adjourned 10:30 p.m.

Respectfully submitted, Phil Smith, Secretary Planning Commission
PS;fm