

**LOWER FREDERICK TOWNSHIP**  
**PLANNING COMMISSION**  
**JANUARY 11, 2007**

LFT Municipal building

53 Spring Mount Road

Reorganization meeting was called to order.

Roll Call

Members

Crystal Gilchrist	Present
Chuck Yeiser	Present
Phil Smith	Present
Ralph Walters	Absent
Hans Schweikert	Present
George Ditter	Present

Township Staff

Carol Schuehler, Engineer	Present
Tamara Twardowski, Mgr.	Present
Amanda Becker, MCPC	Present

Also in attendance Bill McGovern, Chairman Board of Supervisors

Commission discussed the responsibilities and requirements of the chairperson's position.

Nominations for Chairman of the Planning Commission – Crystal Gilchrist

Motion made – Philip Smith  
Motion approved.

Second – Hans Schweikert

Nominations for Vice-Chairman of the Planning Commission – Chuck Yeiser

Motion made – George Ditter  
Motion Approved.

Second – Crystal Gilchrist

Nomination for Secretary of the Planning Commission – Philip Smith

Motion made – Crystal Gilchrist  
Motion carries.

Second Motion – Hans Schweikert

Reorganization meeting closed 7:52 pm.

**LOWER FREDERICK TOWNSHIP**  
**PLANNING COMMISSION**  
**JANUARY 11, 2007**

LFT Municipal Building

53 Spring Mount Road

Meeting called to order by Crystal Gilchrist, Chairman.

Roll Call

Members

Crystal Gilchrist, Chairman	Present
Chuck Yeiser, Vice-Chairman	Present
Philip Smith, Secretary	Present
Ralph Walters	Absent
Hans Schweikert	Present
George Ditter	Present

Township Staff

Carol Schuehler, Engineer	Present
Tamara Twardowski, Manager	Present
Amanda Becker, MCPC	Present

Also in attendance Bill McGovern, Chairman Board of Supervisors.

I. Minutes from the December 14, 2007 meeting

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

Second motion – Ms. Gilchrist Motion carries.

II. Lingenfelter – Represented by Rich Herick. Aston Eng., Inc. and Mr. Harold Lingenfelter.

General information/discussion of a 2 lot minor subdivision on Simmons Road.

Noted by Carol Schuehler – shoulder improvements on submitted plan raises safety questions and concerns.

Discussion of Ms. Schuehler’s plan review letter dated 1/8/07-

Subdivision and Land Development Ordinance:

Section #145-22.D – Drainage swale will be moved to 5’ off of the edge of the road, #3 stone to be used through to the swale from the road bed (rock lining).

The Planning Commission supports the waiver of Section #145-22.D with the revisions of the plan to include the agreed to shoulder and swale improvements along Simmons Road – Motion made – Mr. Ditter  
Second Motion – Mr. Smith Motion carries.

The applicant will comply with the Township Engineer’s recommendations within the review letter.

NOTED: Both sections #145-41.A Sidewalk requirement and 145-41.B Curbs and storm sewers requirement carry with the prior motion.

Section 145-45.A – Erosion control. The applicant will comply

Section 145-42.B - Street tree requirement – The Planning Commission supports the waiver of Section 145-42.B with the applicant providing 10 - 2 1/2” caliper native hardwood trees in lieu of the required 15.

These trees are to be planted along the Simmons Road frontage –  
Motion made – Mr. Schweikert      Second motion – Mr. Yeiser  
Motion Carries

Section 145-45.D – Addresses erosion and sedimentation control plan – The applicant will comply.

Section 145-48.B – Addresses private wells –The applicant will comply.

Section 145-53 and 54 – Requirements for final plan approval – The applicant will comply.

Engineering Standards:

Standards 103 – Driveway requirements – Lot #1 and #2 driveways are to be waived as requested with the stipulation that drainage issues across the site be addressed from Engineering Standard 107.1

Standard 107.1 – Design to carry storm generated surface water - The applicant will provide the Township Engineer with water management pre and post development data to thwart potential of a wash out of Lot #2 driveway.

Standard 107.2.I – Stormwater design – Will comply.

Standard 107.7 – Stormwater calculations – Will comply.

Note: The applicant will clearly delineate the watershed area and parameter area for contractor use.

Standard 108 – Utility lines – Will comply.

Standard 108.5 –Utility installation – Will comply.

A motion to approve preliminary and final approval contingent upon satisfaction of the completion of the items addressed – Mr. Yeiser    Second Motion – Mr. Smith  
Motion carries.

III. Public Comment

Barbara Burke, Krause Road property owner - Ms. Burke distributed photos for the Planning Commissions use with the proposed Disanto project.

IV. Colonial Drive Subdivision

Informational update from Ms. Schuehler related the applicant has not reported on Their project, since the December contact with Ms. Schuehler, Engineer. It presently has no township action pending.

V. Sign Ordinance - Informational

Mr. McGovern, Board of Supervisors Chairman, discussed:

- Monument signs
- Temporary signs
- Banners
- Digital signs
- Scrolling signs

Board of supervisors requests feed back on the ordinance from the Planning Commission.

The Planning commission encourages quick action with a new revised sign ordinance, and will review the draft ordinance and respond.

Motion to adjourn the meeting – Mr. Ditter  
Motion carries.

Second Motion – Mr. Schweikert

Meeting adjourned 9:15 p.m.

Respectfully Submitted  
Phil Smith, Secretary Planning Commission

PS;fm