

LOWER FREDERICK TOWNSHIP
PLANNING COMMISSION
JANUARY 24, 2008

LFT Municipal building

53 Spring Mount Road

Reorganization meeting called to order at 7:32 pm.

Roll Call

Members

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

Township Staff

Carol Schuehler, Engineer	Present
Tamara Twardowski, Mgr.	Present
Jim Ennis, MCPC	Present

Also in attendance Bill McGovern, Chairman Board of Supervisors.

Note: The Reorganizational meeting is taking place this date due to the rescheduling of
The cancelled December 13, 2008 meeting to January 3, 2008.

Nominations for Chairman of the Planning commission – Crystal Gilchrist

Motion Made – Ralph Walters	Second Motion – Chuck Yeiser
Motion Carries.	

Nominations for Vice-Chairman – Chuck Yeiser

Motion Made – Crystal Gilchrist	Second Motion – Ralph Walters
Motion Carries.	

Nominations for Secretary – Phil Smith

Motion Made – Hans Schweikert	Second Motion – Rainer Keown
Motion Carries.	

Reorganization meeting closed 7:38 pm.

LOWER FREDERICK TOWNSHIP
PLANNING COMMISSION
JANUARY 24, 2008

LFT Municipal building

53 Spring Mount Road

Meeting called to order by Ms. Gilchrist, Chairman at 7:39 pm.

Roll Call

Members Present

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

Township Staff Present

Carol Schuehler, Engineer
Tamara Twardowski, Mgr.
Jim Ennis, MCPC

Also in attendance Bill McGovern, Chairman Board of Supervisors.

I. Minutes of the January 3, 2008 meeting.

No action taken.

II. Melbourne Hill – T H Properties on Gravel Pk.

Representing this application – Brian Seidel, Jack Kennedy and Dean Rittenhouse according to Mr. Seidel, T H Properties has made revisions and alterations to the Melbourne Hill Plan to address the suggestions, requests and concern of the LF Planning Commission and the township's engineer.

- Unified road configuration within the development.
- Minimize cut and fill/grading.
- Minimized utility and service impacts.
- Removed Rose Lane proposed access.
- Allowed for an emergency access using established easement (with trail and utility).
- Revised plan to create a minimized impact of development from neighbors and Gravel Pike.
- Plan presents a second road access for future township needs.
- Refined trail plan and trail connections to Coble Park open space area.

Review and discussion of Ms. Schuehler's engineer letter of January 24, 2008.

A. Zoning Ordinance

Item #1. Section 601.1.B – Conditions pertinent to review from Conditional Use Hearing on May 18, 2005.

- a. Applicant must provide public sewer – Will comply
- b. Applicant must provide public water – Will comply
- c. Buffering and Screening – Will comply

d. Pedestrian Circulations – Will comply.

Noted - Trail should be connected (between lots 27 & 28) to street. Mr. Seidel advised the entire trail can not be completed before all the houses are finished. Ms. Schuehler suggested the applicant install the upper trail and the bottom trail goes in as a stone trail to be paved at the end of the project. This will allow for potential home buyers to be aware that a trail is proposed. Mr. Seidel advised this will be discussed with the Supervisors.

Item #2 – Section 602.2 – Density requirements

Applicant will comply.

#3 – Section 504.3.I – Setback requirements

Applicant will comply.

#4 – Section 605.1 – Centralized water supply facilities

Applicant will comply.

#5 – Section 605.2 – Centralized or public sewage

Applicant will comply.

B. Subdivision and Land Development

Item #6 – Section 304.3.J – Adjoining property owner should be noted on plan

Applicant will comply.

#7 – Provide street location tie-ins

Applicant will comply.

#8 – Section 304.5.A.1.i - Provide sight distance at the proposed intersection with Gravel Pike

Applicant will comply.

#9 – Section 306.1.B.1.g – Street lights

The street light at lot #46 to the discussed area of the development's cul-de-sac.

#10 – Section 306.3 – Surveyor certification

Applicant will comply.

#11 – Section 403.2.A – Cartway width and curbing requirements

Waiver requested for sidewalk to northeast and extra widening of Gravel Pike.

Motion - To support the adoption of the waiver as requested for this section.

Motion Made - Mr. Schweikert Second Motion – Mr. Walters
Motion Carries.

#12 – Section 403.4 – Street cross section requirements.

Applicant will comply.

#13 – Section 405.7 – Requirements for approaches to intersections.

Applicant is requesting a waiver of the requirement for the 2 internal intersections.

Motion - To support the adoption of the waiver request

Motion Made - Mr. Schweikert. Second Motion – Mr. Smith
Motion Carries.

Item #14 – Section 410.7 – Driveway slopes shall not exceed 6% within the stopping area.

Applicant is requesting a waiver from this requirement.

Motion – To support the adoption of the waiver request.

Motion Made - Mr. Walters Second Motion – Mr. Smith
Motion Carries.

#15 – Section 419.1 and Grading Ordinance 04-03 4.1.D(3) – Grading requirements.

Applicant will comply.

Noted: Mr. Mike Furie, Esq. representing Rose Lane residents stated, the Rose Lane residents that he represents favor the revised Melbourne Hill plan revision and they appreciate the actions taken.

#16 – Section 419.4 – Plot plan and grading permit application requirements.

Applicant will comply.

#17 – Section 422 – Sidewalks, curbs and storm sewer requirements.

Four bullet points are listed under this section.

First bullet point – Applicant is requesting a waiver.

Motion - To support a waiver for interior sidewalks on open space

Parcel C and the small section along the applicant’s road to Gravel Pike.

Motion Made - Mr. Walters Second Motion – Mr. Smith
Motion Carries.

Remaining three bullet points – Applicant will comply.

#18 – Section 432 – Requirements for common facilities.

Applicant will comply.

#19 – Article #5 – Agreement and financial guarantee requirements.

#20 – Engineering Standards Section 101.2 – Pavement for proposed roads are detailed in this section.

Applicant will comply.

#21 – Engineering Standards Section 106 – Curb construction requirements

Applicant is requesting a waiver.

Motion - To support the applicant’s request to construct Belgian Block Curb instead of Portland Cement concrete curb.

Motion Made -Mr. Ditter Second Motion – Mr. Schweikert
Motion Carries.

#22 – Engineering Standards Section 107.1.Band C, 107.5.G – Drainage requirements.

Applicant will comply.

#23 – Engineering Standards Section 107.2.C – Storm drain requirements.

Applicant will comply.

#24 – Engineering Standards Section 103 – Driveway detail requirements.

Applicant will comply.

- #25 – Engineering Standards Section 107.4 – Post development computations.
Applicant will comply.
- #26 – Engineering Standards Section 107.7.B and Stormwater Ordinance 05-03 703.C – Storm water runoff volume
- #27 – Engineering Standards Section 107.7.B – Detention basin emergency spillways
Applicant will comply.
- #28 – Engineering Standards Section 108.3 – Easements for utilities and drainage requirements.

It was decided that a waiver would not be required.

PC Position: A bollard should be included to diminish any motor traffic. This concept should be presented to the Board of Supervisors for approval.

- #29- Engineering Standards Section 109.1 – Sanitary Sewers specifications. Four bullet points are listed under this item.

First Bullet Point – A waiver is requested

Motion – To support the adoption of the waiver.

Motion Made – Mr. Walters Second Motion – Mr. Smith

Motion Carries.

Second Bullet Point – Field inspections will determine standard met or will equal to the standards.

According to Dean Rittenhouse, THP representative if used the site stone would meet or exceed needed requirements.

Third and Fourth Bullet Points – Applicant will comply.

- #30- Engineering Standards Section 111 – proposed slopes

Applicant will comply.

C. General Comments

Item #31- Applicant will comply

#32 – Applicant will comply

#33 – Applicant will comply

Site stone fill may be used if it meets or exceeds the required standards.

#34 – Applicant will comply

The type to be determined.

#35 – Applicant will comply

#36 & #37 – Applicant will comply

The applicant will create some features to define the private property from open space areas (Example – fencing corners or concrete decorative features)

#38 – Applicant will comply

#39- Applicant will comply

#40 – Applicant will comply

Noted by Mr. Ditter – The applicant should verify that Melbourne Hill” does not infringe on any legal copy righted name.

Motion – To recommend preliminary approval of the “Melbourne Hill” development with satisfactory completion of all reviews and discussed changes.

Motion Made – Mr. Walters Second Motion – Mr. Schweikert
Motion Carries.

Public Comment – George Dejesus, resident Rose Lane wished to thank the involved parties for the consideration of the Rose Lane residents concerns.

III. Al Manning – Zieglerville Village - Informational and Discussion Only.

Mr. Manning discussed property currently owned by Mrs. Jubb. There is an issue of this lot conforming to zoning with the creation of a road Mr. Manning is proposing.

Noted – The Planning Commission did not have a plan for review. A traffic impact analysis for either a straight access 4 way intersection or maintaining the off sets detailing how each one would work has not been reviewed. Without this information it is not clear how it all ties together with the Village of the Pond.

Motion – The Lower Frederick Township Planning Commission supports the proposed concept of an off set road configuration at Zieglerville Road, Rt29/73, and proposed entry road to the Zieglerville Village (West) or as defined by PennDot.

Motion Made- Mr. Walters Second Motion – Mr. Ditter
Motion Carries 6 to 1.

IV. Chuck Yeiser – Regional Plan Update

February 11, 2008 Collegeville Borough Hall. Looking for input for regional traffic plan.

V. Tamara

A. Greenway has submitted revisions to reviewed plan (January 3, 2008 meeting)

B. Monica Trinani, NLT - Proposal for mapping the township open space prioritizing. The Planning Commission favors a meeting in conjunction with the Board of Supervisors, possibly at Supervisors Work Session.

Motion to adjourn the meeting – Mr. Walters Second Motion – Mr. Schweikert
Motion Carries. Meeting Conclusion 9:53 pm.

Respectfully submitted Phil Smith, Secretary Planning Commission.