

LOWER FREDERICK TOWNSHIP
PLANNING COMMISSION
September 11, 2008

LFT Municipal building

53 Spring Mount Rd.
Spring Mount, PA 19478

Mr. Chuck Yeiser, Vice-Chairman called the meeting to order at approximately 7:33 pm.

Roll Call:

Members Present

Charles Yeiser, Vice-Chairman
Phil Smith, Secretary
Ralph Walters
Hans Schweikert
George Ditter

Township Staff Present

Jim Ennis, MCPC

Also in attendance Bill McGovern and Ernie Schmitt township supervisors.

I. Meeting Minutes

Minutes from the August 14, 2008 meeting –

Noted correction by Mr. Schweikert – The name Mr. Waters under Section II
Bechtel Property Subdivision

Correct name to read –

Mr. Walters

A motion to approve the minutes with the inclusion of noted change was made by
Mr. Walters. Second Motion – Mr. Schweikert Motion Carries.

II. Denny Rock Subdivision – Planning Module

Noted by Ms. Twardowski –

The Denny Rock Subdivision requires a full Planning Module application rather than an exemption since the property utilizes a grinder pump. As part of the application there is a component requiring signature by the Planning Commission that states that the plan has been reviewed and is consistent with the Township's ordinances.

Motion: The Lower Frederick Township Planning Commission authorizes the Chairwoman to sign Component 4A for the Denny Rock Planning Module submission.

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

III. Open Space Discussion – Phil Smith and Chuck Yeiser

Noted by Phil Smith –

With the first round of the Montgomery County Open Space grant program drawing to a close, it is important for the township to see if its remaining allocated funds can be used for an acquisition or open space related project.

Noted by Ms. Twardowski –

The township currently has a Montgomery County Open Space Grant allocation of approximately \$90,000.00 left after the purchase of the 21 acres at Salford Station and Colonial Roads.

Noted by Mr. McGovern, Chairman Board of Supervisors –

The Montgomery County Open Space Grant moneys should be utilized and it is the hope of the Board of Supervisors to be able to review suggested projects from the Lower Frederick Township Planners.

LFT Planning Commission reviewed and discussed various potential parcels for open space preservation along with the possibility of utilizing the available grant moneys to fund trail construction and perhaps bikeways within designated areas.

Planning Commission Actions –

The Lower Frederick Township Planning Commission recommends as a first priority the preservation of land parcel and should continue the pursuit using the assistance of Montgomery County Lands Trust and/or Natural Lands Trust. As a contingency or second priority the township should begin the planning and preparation for the construction of trails within three designated township areas.

These being -

1. The Perkiomen Valley Middle School West and Sunrise Trail corridor
2. The Old Gravel Pike Stone Arch Bridge – Delphi/Zieglerville Village and Sunrise Trail corridor
3. Cuddy Park to newly acquired “Miller Property” connector trail.

Noted –

The Lower Frederick Community Planner Mr. Jim Ennis will seek information on trail specifications, county held easements and trail objectives to support this initiative. Mr. Ennis will bring this information to the next meeting.

IV. Transportation Study – Central Perkiomen Valley Regional Planning Commission

Mr. Yeiser discussed the objective of the CPVRPC –

The CPVRPC wishes to have participating municipalities adopt the CPVRPC Traffic Study. Ultimately the CPVRPC hopes to support and utilize bond moneys to address the traffic issues cited in the study. To further support the recommendation/adoption of the plan, the county will send a representative to Lower Frederick Township to present the contents and answer questions.

V. Discussions on “Carwash Standards”

The Planning Commission discussed the language for regulating vehicle types in the proposed zoning standards for car washes within the “Village Commercial” area of the township.

A motion to adjourn the meeting was made by Mr. Walters. Second Motion – Mr. Smith Meeting Adjourned 8:52 pm.

Respectfully submitted,
Phil Smith, Planning Commission Secretary

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