

UPPER FREDERICK TOWNSHIP
PLANNING COMMISSION MEETING

October 31, 2019

The October 2019 meeting of the Upper Frederick Township Planning Commission was called to order by Mr. Buckman at 7:00 PM.

Attending Were: Richard Buckman, Chairman; William O'Donnell, Vice Chairman; Joseph Buick; Robert Keenan; Kenn Picardi, Solicitor; Norm Ulrich, Township Engineer; Jackie Tallon, Township Manager; Matt Giannini & Jim Groff, Frederick Living; Craig Smith, RGS; Ron Grace, Northstar; John Hendrickson; M. Marcil, Big Road

Approval of Minutes:

Mr. O'Donnell made the motion to approve the September 26, 2019 Planning Commission Meeting Minutes. Mr. Buick seconded the motion and was approved by all.

Subdivisions:

Scioto Village – Expires 8/14/2020 – Nothing new to report

Land Development:

Frederick Living Campus Expansion

Attending for Frederick Living were Craig Smith, RGS Assoc., Ron Grace, NorthStar, John Hendrickson, Matt Giannini and Jim Groff. A review letter was received from LTL, Consultants dated October 28, 2019. A discussion took place that pertains to Mr. Ulrich's 5th LTL Review Letter. Discussed was section 285-47.B.(2) – water supply and sewage disposal; response letter submitted to DEP 10/31/19, Section 240-14.G & H. – Agency Approvals, Section 240-29.C – size and grade requirements for sanitary sewer mains; will comply, Section 240-33.A & C – MCCD & PADEP for erosion and sediment control; will comply. Trail not complete at The Meadows, will be completed shortly. Mr. Smith requested a Planning Commission recommendation for conditional preliminary/final approval. Mr. Buckman proposed a motion to recommend the granting of conditional preliminary/final approval, and approval of all waiver requests, conditioned upon all items listed in LTL's letter dated 10-28-19, and the receipt of all required final reviews/approvals from all outside agencies. Mr. O'Donnell made the Motion, and Mr. Buick seconded. The Motion was unanimously approved.

Other Business:

Log Home on Colonial Road

Mr. Allebach, Mr. Rakowski, Mr. Buckman, Mr. Armstrong and Ms. Tallon met with the owner of the property on Big Road and Colonial Road. Upper Frederick Township informed the owner that the Township would be interested in preserving and maintaining the cabin and a few acres if it were to be donated to the Township. The Township would like to see this home restored as it is believed to be one of the oldest homes in Montgomery County.

Comprehensive Plan Update

Ms. Tackett submitted revised maps to show the proposed areas that were shrunken and shifted to line up better on the future land use map. Ms. Tackett will prepare a final draft for the next Planning Commission meeting.

CPVRPC

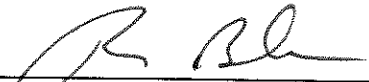
Ms. Tackett reported that meeting was held on October 21, 2019. Discussions included: regional map – The emphasis of this map should be to help residents and visitors of the Region find a variety of resources such as historic natural, and retail/commercial; 5G Technology/Wireless Communication Facilities - it was recommended by the CPVRPC that County staff prepare a letter on behalf of the CPVRPC to be sent to State representatives encouraging that future legislation support local control and implementation of local regulations of the placement of 5G facilities particularly relative to fees, visual impacts and potential health issues; Letter of Support - Two letters of support for Lower Frederick Township were approved for sanitary sewer expansion (to serve an existing neighborhood currently served by on-lot septic) and sanitary video inspection; Historic Resources - Different methods for encouraging the preservation of historic structures was discussed ranging from creating historic districts to offering incentives through expanded use opportunities in designated historic resources.

Mr. Buckman called for any additional business before the Commission. There was none.

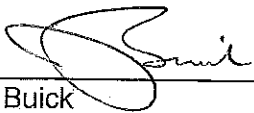
**** Due to the holiday in November, the November meeting will be held on November 21, 2019**

Adjournment

Mr. O'Donnell made a motion to adjourn the meeting at 7:45 PM. Motion was seconded by Mr. Keenan and approved by all.



Richard Buckman, Chairman



Joe Buick

