

UPPER FREDERICK TOWNSHIP
PLANNING COMMISSION MEETING

October 26, 2023

The October 26, 2023 meeting of the Upper Frederick Township Planning Commission was called to order by Mr. Buckman at 7:00 PM.

Township Representative in Attendance: Richard Buckman, Chairman; William O'Donnell, Vice Chairman; Jared Landis; Rob Keenan, David Hartline, Ed Therfauf, Kenn Picardi, Solicitor; Tracy Tackett, Township Manager/Planner; Kate Hanna, Bookkeeper.

Public Attendance: Lois Hoffman, Mike Petosa, Tracy Harper, Dawn Grove, Frank Darcy, Carolyn Coleman, Les Benzak, Ed Myers, Tim Hendricks

Public Comment: None

Approval of Minutes:

Mr. Landis made the motion to approve the July 27, 2023 Planning Commission Meeting Minutes. Mr. Hartline seconded the motion which was unanimously approved.

Old Business:

NONE

New Business

- 1. Application:** Agricultural Security Area Application: Addition of a 19.75-acre parcel to the Agricultural Security Area
Address: 1219 Faust Road, Perkiomenville
Applicant: William and Kristen Landman
Request: Recommendation to Board of Supervisors

Mrs. Tackett explained the what the ASA Application was for. If a property owner has more than 10 acres that can apply for ASA. This designation provides additional protections from complaints about agricultural uses and protects the property owner from future zoning changes. The designation also puts properties in line to apply for farmland preservation in the future.

Mr. Buckman made a motion to recommend the Agricultural Security Area Application to the Board of Supervisors for approval. Mr. Keenan seconded the motion which was unanimously approved.

2. Proposed updates to parking standards

Discussed was proposed amendments to the current parking standards for new developments. It was discussed to increase the standard from 2.25 spaces to 2.50 spaces per unit. Guest parking standards should be revised to require guest parking within 500 feet for homes. Language requiring 20% permeable surface was discussed and it was suggested by the engineer that this provision is difficult to ensure maintenance compliance. Members of the PC agreed this pervious requirement should be removed.

3. Proposed updates to water supply and sewage disposal standards

It was recommended that sewage treatment plants should only be located in a zoning district that permits those residential uses.

Mr. Hendricks stated he feels these amendments are directly related to his concept plans to reduce his density. Neighbors who live near the existing Frederick Living sewage treatment plant supported the proposal.

4. Proposed updates to stormwater management requirements

It is recommended that the stormwater management ordinance be updated to require stormwater management for impervious areas cumulatively containing 1,000 square feet or more. Impervious areas existing prior to the adoption of this revised language would not be subject to these requirements.

Mr. Landis made a motion to recommend the amendments as discussed to these ordinances including increasing parking standards, location of sewer plants, and proposed stormwater managements. Mr. Keenan seconded the motion which was unanimously approved.

5. Proposed historic resource protection standards

Mr. Therkauf stated this presented example of Historic Resource Protection Standards is a valuable tool to identify and help maintain historic properties. The Board would like time to review this before discussing.

Adjournment

Mr. O'Donnell made a motion to adjourn the meeting at 7:54 PM. Motion was seconded by Mr. Keenan and unanimously approved.