

**UPPER FREDERICK TOWNSHIP**  
**PLANNING COMMISSION MEETING**

**November 2, 2022**

The November 2, 2022 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; Jared Landis; David Hartline; Kenn Picardi, Solicitor; Norm Ulrich, LTL Consultants, Tracy Tackett, Township Manager/Planner; Kate Hanna, Bookkeeper; Steve Lampman, LinRose LTD Partnership; Tim Hendricks, Hendricks Group; Domenico Pileggi; Melissa Pileggi; Peter Moak

**Approval of Minutes:**

Mr. Landis made the motion to approve the September 29, 2022 Planning Commission Meeting Minutes. Mr. Hartline seconded the motion which was unanimously approved.

**Old Business:**

**Application:** Blantyre Age-Targeted Sketch Plan North (91 single-family detached) & South (48 single-family detached and 159 attached)  
**Address/Location:** 736 Heimbach Road & multiple parcels south of Big Road on both sides of Colonial Road  
**Applicant:** Hendricks Group Developers  
**Request:** Comments regarding overall density, potential of zoning amendment, proposal to be "age-targeted"

Mr. Hendricks stated he was under the impression the Planning Commission would like see an age targeted community consisting of singles and townhomes, rather than an apartment plan or an entirely age-restricted development. Mr. Hendricks revised the sketch plan, reducing the number of homes from the previous plan of 298 units, to 280 units with larger lots (10,000 sf) associated with the single-family detached units. He also included a community center as an amenity in the plan. It was noted that the number of units still exceeds the 274 units previously recommended by the Planning Commission.

Discussion included concern about reduced open space preservation, specifically those areas of the property consisting of the hedge rows. Township representatives noted that the township does not generally support vegetation conservation easements due to challenges associated with enforcement. The preference would be to have the hedgerows within the common open space. It was noted that the proposed setbacks from adjacent properties are considerably smaller than the existing standards allow and it was suggested they should be larger near existing homes. Mr. Hendricks was asked to provide more details relating to the proposed placement of the sewer plant. In particular, why was this site chosen rather than the area near the existing sewer treatment plant, which appears to be a similar elevation.

Mr. Hendricks will present the proposal to the Board of Supervisors at the December 10<sup>th</sup> meeting and work on adjusting the plan per the comments received if the Supervisors agree with the general concept. The PC also stated that trail connections and street interconnections need to be considered, and the historic house needs to be preserved and restored.

**New Business:**

**Application:** 2726 Big Road- Landscaping Business Conditional Use  
**Address/Location:** 2726 Big Road

**Applicant:** Domenico Pileggi  
**Request:** Recommendation regarding conditional use application.

Mr. Pileggi introduced himself to the planning commission. He is requesting conditional use approval to operate his landscaping business at 2726 Big Road. He will be utilizing approximately one acre of the 29-acre parcel. The lease area is to include the existing building, the driveway and an area behind the building and further back on the property for the storage of vehicles and equipment. He will not be building additional buildings. He plans to primarily store equipment on this property, no materials will be stored here. After review, the planning commission made the following recommendations:

- Parking in front of the building is only to be along the front of the building, not along property line.
- No storage of vehicles or anything else between the building and the road.
- Trailer currently in front of the building to be removed.
- Applicant should be permitted to have a 4-yard dumpster behind the building and it shall be screened in accordance with the zoning ordinance.
- No storage of materials on the property including, but not limited to, debris, salt, mulch and stone.
- No mud or stone shall be tracked onto the roadway. If mud on the roadway is found to be a problem by the township, the Applicant shall install a tire cleaner to the satisfaction of the township.
- No new impervious coverage.

Mr. Landis made a motion to recommend approval to the Board of Supervisors subject to conditions noted above. Mr. Hartline seconded, motion was approved by all.

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

### **Adjournment**

Mr. Landis made a motion to adjourn the meeting at 8:18 PM. Motion was seconded by Mr. Hartline and unanimously approved.