

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

**February 23, 2023**

The February 23, 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, Kenn Picardi, Solicitor; Norm Ulrich, LTL Consultants, Tracy Tackett, Township Manager/Planner; Kate Hanna, Bookkeeper;

**Public Attendance:** Dawn Grove, Tracy Hager, Lisa Fisher, Nicole King, Susan Myers, Ed Myers, Les Benzak, Bruce Fries

**REORGANIZATION**

Mr. Picardi, acting as temporary chairman, opened the reorganization meeting and called for nominations for Planning Commission Chairman. Mr. O'Donnell nominated Mr. Buckman. Calling for any other nominations and hearing none, Mr. Picardi called for a motion to close nominations. Mr. Picardi called for a vote for Richard Buckman as Chairman for 2023. Vote was unanimous. Mr. Picardi turned the meeting over to Mr. Buckman, Chairman.

Mr. Buckman called for nominations for Vice-Chairman. Mr. Landis nominated Mr. O'Donnell for Vice-Chairman. Nomination was seconded by Mr. Keenan. Mr. Buckman stated that motion was made to nominate Mr. O'Donnell as Vice-Chairman. Mr. Buckman called for a vote for Mr. O'Donnell as Vice-Chairman for 2023. Vote was unanimous

Mr. Buckman called for nominations for Secretary. Mr. Buckman nominated Mrs. Tackett as Secretary. Nomination was seconded by Mr. O'Donnell. Mr. Buckman stated that motion was made to nominate Mrs. Tackett as secretary. Mr. Buckman called for a vote for Mrs. Tackett as secretary for 2023. Vote was unanimous.

Mr. Buckman called for nominations for Solicitor. Mr. Buckman nominated Yergey, Daylor, Allebach, Scheffey & Picardi for Solicitor. Nomination was seconded by Mr. O'Donnell. Mr. Buckman stated that motion was made to nominate Yergey, Daylor, Allebach, Scheffey & Picardi for Solicitor. Mr. Buckman called for a vote for Yergey, Daylor, Allebach, Scheffey & Picardi for Solicitor for 2023. Vote was unanimous

**Public Comment:** None

**Approval of Minutes:**

Mr. Landis made the motion to approve the November 2, 2022 Planning Commission Meeting Minutes. Mr. O'Donnell seconded the motion which was unanimously approved.

**Old Business:**

None

**New Business:**

**1. Review of water supply protection standards**

Mr. Buckman stated this discussion would pertain to tightening up the water supply protection standards, Section 240-30, currently in place to protect existing wells in proximity to proposed

development. Mrs. Tackett stated that neighbors surrounding the proposed future developments had concerns regarding the impact of new development on their wells. She had asked the township engineer to review the current regulations in place. A discussion took place between the planning commission, Mr. Ulrich and residents in the audience. There were a few changes to the ordinance that were suggested that would improve protections of the township and surrounding residents. Mrs. Tackett will make the minor revisions and submit for review to Montgomery County Planning Commission and the township planning commission. Key points of discussion relating to Section 240-30 Water supply include:

- Section 240-30.A- strengthen the authority of the Board of Supervisors require connections to a public water system be approved by the Board of Supervisors.
- Section 240-30.D-
  - Require water impact studies be submitted and approved by Upper Frederick Township and increase impacted wells from ¼ mile to ½ mile.
  - Update the scope of regional studies to be considered in the preparation of water impact studies.
  - Expand requirements of Phase II Water Resources Impact Study.
  - Expand the notification requirement for owners of existing wells within ½ mile of proposed wells.

Mr. Landis made a motion to recommend staff to revise Subdivision and Land Development Ordinance Section 240-30 consistent with items discussed and submit to MCPC for review. Mr. O'Donnell seconded the motion. Vote was unanimous.

## **2. Review of possible adaptive reuse standards for historic structures**

Mrs. Tackett discussed the possibility of adopting standards that allow additional uses in historic structures to help encourage preservation and restoration. She provided examples from other municipalities ordinances. The board discussed possible other uses for buildings and how these building may be converted for a variety of uses and what procedures would be necessary. The Planning Commission directed Mrs. Tackett to continue developing potential standards for consideration at a future meeting.

## **Other Business:**

### **1. Member Updates**

Mr. Landis stated the CPVRPC met last month. Points of topic included: development in Lower Frederick and the sewer system, Trappe received a grant to build a park behind the township building, Colledgeville is working on the Main Street project, Schwenksville has a business that would like to gain access to their property from the trail. Area flooding issues and Emergency services was also discussed.

### **2. Staff Updates**

The BOS appointed Tom Trojansky to the Board of Supervisors to fulfill the remainder of the year of William Tray's term. The position will be on the November ballot for the remaining four years of the term. There will be 2 open spots for the next election.

Mrs. Tackett reported that Mr. Hendricks approached the Board of Supervisors asking for 20 additional units in exchange for 75 EDU's in the proposed sewer plant, the Board denied the request.

A discussion about possible future developments and how the township can regulate lots sizes and amount of homes took place. Mrs. Tackett referred to the zoning maps that shows how it is regulated at this time, with higher density concentrated along the Big Road corridor to preserve the rural character of the remainder of the township. Stormwater runoff and pervious/impervious areas were discussed.

**Public Comment**

Mrs. King – Can specific ordinances be placed on the agenda so she knows what exactly is being discussed?

**Adjournment**

Mr. Landis made a motion to adjourn the meeting at 8:46 PM. Motion was seconded by Mr. O'Donnell and unanimously approved.