

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

**March 30, 2023**

The March 30, 2023 meeting of the Upper Frederick Township Planning Commission was called to order by Mr. Buckman at 7:01 PM.

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

**Public Attendance:** Dawn Grove, Tracy Hager, Lisa Fisher, Susan Myers, Ed Myers, Les Benzak, Daniel Gilligan, John Homa, Mike Petosa, Robert Marriott, Jim & Sherry Hasson, Mark Marcil, Bruce Fries, Ray Bortz, Frank Darcy, Leona & Kent Slavin, Megan Schmidt, Wayne Dubs

**Public Comment:** None

**Approval of Minutes:**

Mr. Landis made the motion to approve the February 23, 2023 Planning Commission Meeting Minutes. Mr. Keenan seconded the motion which was unanimously approved.

**Old Business:**

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

Mrs. Tackett stated the proposed changes that were discussed at the February 2023 Planning Commission meeting have been updated for review. The township engineer, environmental engineer and Montgomery County Planning Commission have also reviewed the proposed changes to the current ordinance. 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.
  - Consider moving Section D.3.(c) to the end of the section because it references Phase II before Phase I.
  - Expand the notification requirement for owners of existing wells within ½ mile of proposed wells.

The Planning Commission members, Mr. Ulrich and Mrs. Tackett answered questions and concerns with members of the audience so they understood what the ordinance involved and the protections it would serve for the community for future development in the township. This ordinance is not just for one particular potential development.

It was discussed that a bonding section could be added to the ordinance to requires funds be held in reserve for potential long-term impact to surrounding wells, but it was suggested this language be considered at a future date to stay on schedule for a potential adoption on April 13, 2023.

Mr. Landis made a motion to recommend the revised Subdivision and Land Development Ordinance Section 240-30, as drafted, to the Board of Supervisors for adoption. Mr. Hartline seconded the motion. Vote was unanimous.

## **2. Discussion**

- Concern was expressed about proposed development and the impact on schools, groundwater, erosion, and historic structures. Mrs. Tackett explained that the Township has not received a formal application to date for the property associated with the Blantyre development and that the developer has submitted concept plans for feedback from the township.
- Concern was also expressed regarding dilapidated structures on the property proposed for the Blantyre development by Tim Hendricks. Mrs. Tackett stated she would contact the owner regarding potential violations.

### **New Business:**

None.

### **Other Business:**

#### **1. Member Updates**

Mr. Landis stated the CPVRPC met last month, but a representative for Upper Frederick Township was not in attendance. Mr. Landis questioned how much value the Township receives by being part of this Commission as it mainly serves the Perkiomen Valley School District and not the Boyertown Area in which we are located. Mrs. Tackett mentioned one of the advantages of membership for UFT is the ability to share less desirable uses through zoning ordinances. It was suggested this can be discussed at future meetings.

#### **2. Staff Updates**

None

### **Public Comment**

### **Adjournment**

Mr. O'Donnell made a motion to adjourn the meeting at 7:52 PM. Motion was seconded by Mr. Landis and unanimously approved.