

UPPER FREDERICK TOWNSHIP
PLANNING COMMISSION MEETING

June 29, 2023

The June 29, 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, Kenn Picardi, Solicitor; Tracy Tackett, Township Manager/Planner; Kate Hanna, Bookkeeper.

Public Attendance: Tim Hendricks, Lois & Dave Hoffman, Stephen Shanahan, Tracy Harper, Joe Laughton, Mark Myers, Mark Nolan, Annie Neamound, Susan Rice, Kent & Leona Slavon, Meg Marcil, Carolyn Coleman, Jennifer, Tom Ditsler, Frank Darcy

Public Comment: None

Approval of Minutes:

Mr. O'Donnell made the motion to approve the April 27, 2023 Planning Commission Meeting Minutes. Mr. Landis seconded the motion which was unanimously approved.

New Business:

Proposal: Conditional Use/Final Land Development Plan to allow a Private Custom Automobile Restoration and Preservation Facility (3 Dog Garage)

Address/Location: 3045 Big Road

Applicant: Big Road LLC c/o Matt McCall

Request: Recommendation to Board of Supervisors regarding Conditional Use (CU) and Land Development Plan (CU Hearing scheduled for August 10, 2023)

Mr. Weiner gave a brief introduction of the proposed facility. The Applicant is looking to construct an Automotive Restoration Facility for private use. A variance was granted in 2022 to allow this use on the subject property, which is zoned Commercial Business, CB.

Mark Myers, architect, presented an overview of the project which included renderings of the proposed buildings. The development is proposed to utilize multiple small buildings that replicate farm buildings to help maintain the rural character of the township. The proposal consists of a central station to store a race trailer and hauler, a fabrication shop, body shop, and decorative replica gas station, which will not have functioning pumps. A 3D animation of the proposed facility was shown to the board and the audience. Two storm basins utilizing Manage Release Concept (MRC) will be located on the property to reduce water runoff below what it is currently. This is designed and accepted by DEP and Montgomery County Conservation.

Mr. Wiener discussed how the facility will be used. There will only be 4-5 cars onsite at a time. Hours will be 7am-5p, Monday through Friday with no more than 5-6 employees. All storage will be in the buildings and there will be no noise or fumes produced. The Zoning Hearing Board variance includes a condition that only six private events per year is permitted. Mr. Buckman inquired to contamination Applicant representatives responded there would be no contamination of soil or air as the paint booths will have filtered vents and there would be no large-scale painting on this property, it would be small parts only.

Mr. Therkauf stated trail plan calls for a trail on both roads for future county trail. The Applicant is willing to establish a trail easement for a future trail.

Mr. Kent stated he is concerned with water runoff to his property, he asked who is responsible if the water gets too high and damages his septic. He stated the swale in his backyard fills with water that comes from the road. Mr. Buckman explained that because this is a PennDOT road, runoff from the right-of-way falls under the PennDOT jurisdiction. It was suggested PennDOT should be contacted about the condition of the existing pipe under the PennDOT roads.

Carolyn Coleman – Will there be signage on the road? Applicant representatives noted there may possibly be a small sign, nothing that would draw any attention.

Mr. Keenan – Will there be chemical storage on site? Any chemicals would be stored in a flame proof cabinet. It was suggested that more details should be provided about chemical storage.

Mr. Wiener and the Board reviewed a few items from the consultant review letters they would like clarification and/or possibly be requesting waivers for that were noted in LTL's review letter. They agree with all other sections and will comply.

Section 285-56 & 285-170.H – Lighting- An isometric plan was requested to confirm the lighting is compliant so it would not detrimentally impact the neighbors.

Section 285-57 – requirements for Environmental Assessment – This is not a body shop, they will request a waiver.

Section 285-73.C – Traffic Impact Study – this has been completed, no improvements are needed.

Section 240-21.A.(1) – sidewalk requirement, there are no sidewalks in the township, a waiver is being requested. They will also provide an easement for a future trail.

Section 240-30.D.(2).(b) – Water resources impact study. This is a low intensity facility, they will request a waiver.

Section 228-20 – Maximizing the groundwater recharge of the area being developed. A waiver will be requested due to the inability of the soils to drain in this area.

Section 228-26.A.(1) – Minimum setback of 50' for stormwater basin. – Request a waiver due to the ultimate right away is shorter.

It was suggested the Applicant revise the plans to address the comments of the township professionals and to allow time to develop possible conditions of approval to be recommended to the Board of Supervisors prior to the hearing. This application will be continued to the July meeting.

Old Business

Proposal: Blantyre Concept Plan: North (96 single-family detached units) & South (53 single-family detached and 150 attached dwelling units)

Address/Location: 736 Heimbach Road & multiple parcels south of Big Road on both sides of Colonial Road

Applicant: Hendricks Group Developers

Request: Developer is looking for feedback on concept plan with particular focus on the location of the sewer plant and the recommendation by Township professionals that a road be provided to generally parallel Big Road and connect to adjacent property to the west.

Mr. Hendricks provided a brief overview of what has been proposed in concept plan, a mix of Single-family detached and townhomes, some of which will be age targeted. Mr. Hendricks then began a discussion with the board pertaining to the consultant review letters and key items he is seeking guidance on from the Planning Commission.

A discussion took place with the board and consultants regarding discussions at previous meetings, concept plans and number of units. The Applicant and Planning Commission were not in agreement regarding the outcome of previous discussions. Mr. Hendricks stated he will agree to 274 units if the

township would be in agreement that the proposed sewer plant location can be on the westerly side of Colonial Road. Mr. Hendricks also suggested he can move forward with the By- Right plan and move forward with apartment buildings. The Board recommended he bring back a plan showing the 274 locations and sewer plant. Ms. Rice inquired if they removed off-street parking can the roadway be narrowed? The Planning Commission was not prepared to commit to this request.

The Planning Commission suggested Mr. Hendricks provide staff with a list of items he is looking for clarification on so the professionals can provide feedback to the PC for the next meeting.

Adjournment

Mr. Landis made a motion to adjourn the meeting at 9:36 PM. Motion was seconded by Mr. Hartline and unanimously approved.