

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

**July 27, 2023**

The July 27, 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:** Dave & Lois Hoffman, Bruce Fries, Meg Marcil, Pamela Land, Tracy Harper, Steve Shanahan, Wendy Kramer, Mark Nolan, Carolyn Coleman, Lisa Fisher, Ed Myers, Mark Salvetti, Mike Petosa, John Homa

**Public Comment:** None

**Approval of Minutes:**

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

**Old 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)

Annie Neamand from HRMM&L attended as the representative for the Applicant. She explained that 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.

Mr. Rosella, Howell Engineering, stated they took all previous suggestions and revised the plans per the review letters. The Planning Commission, Township Consultants and the Applicant discussed additional conditions that should be included:

- Storage and maintenance of chemicals in accordance with OSHA and applicable EPA/DEP standards and notification of fire company of location of chemical storage and chemicals being stored.
- Applicant to test all surrounding wells to establish a baseline of water quality before the development begins. (PC discussed the possibility of regular monitoring of surrounding wells, but did not recommend that)
- Provide a 10-foot easement for possible future trail connection along frontage of property, with alignment flexibility to avoid vegetation. (The PC didn't think it made sense to build a trail/sidewalk to nowhere at this time. Consideration could be made to a fee-in-lieu of sidewalk/trail construction, or have the applicant building it now for future extension. The PC was supportive of a macadam trail rather than concrete sidewalk.)

- All site disturbance and stormwater management facilities to be constructed and installed as part of Phase I of the development.
- Design the stormwater system to hold back extra stormwater during large rain events to help the neighbors and clean out pipe under Perkiomenville Road and clean out existing swales in the area to help with current problems.
- Install an emergency access from Perkiomenville Road with a turning radius that is acceptable by Fire Marshal.
- Sprinklers in the new buildings.
- Provide landscaping as recommended by Theurkauf Planning & Design.

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

**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 density, location of sewer plant, parking requirements, parallel road, street/sidewalk widths, required buffers, and setbacks between buildings and stormwater management facilities

Mr. Hendricks was in attendance. He feels the township is looking for a more compact development with open space and that he should work within the ordinance. He has decided to move forward with a by-right plan and work within the criteria of the existing ordinance. His proposed plan is the Scioto Creek side will be 41 single homes and the other side of Route 73/Big Road side will be 18 single family on the parcel zoned R-80 on the westerly side of Colonial and 260 multifamily/apartments with garages on the portion of the property zoned R-40, for a combined total of 319 units.

Mr. Buckman stated the sewer plant is still not in an ideal location and the township would prefer to see it at the lowest point near the existing Frederick Living treatment plant. Mr. Hendricks stated there are no units lower than the proposed sewer plant location in the location on the westerly side of Colonial. Mr. Hendricks stated there will only be one pump station on site as currently proposed, no additional pumps will be necessary as it will be gravity fed. Mr. Hendricks stated DEP has already approved the location of the sewer plant in prior discussion he has had with them. Water well pump testing has also begun on the site and it looks good so far.

**New Business**

NONE

**CPVRPC**

They county has issued a survey link to provide to residents asking for feedback on the Comprehensive Plan. They County has requested the current owner of the Perk Hotel to remove the

newer addition on the building and keep the historic building in place, the owner would rather not do that and prefers to sell it as it is currently.

### **Adjournment**

Mr. Keenan made a motion to adjourn the meeting at 8:17 PM. Motion was seconded by Mr. Hartline and unanimously approved.