

UPPER FREDERICK TOWNSHIP
PLANNING COMMISSION MEETING

September 29, 2022

The September 29, 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; Robert Keenan; Jared Landis; David Hartline; Kenn Picardi, Solicitor; Norm Ulrich, LTL Consultants, Tracy Tackett, Township Manager/Planner; Kate Hanna, Administrative Assistant; Steve Lampman, LinRose LTD Partnership; Greg Witters, Frederick Living; Tim Hendricks, Hendricks Group; Cory Alberts; Frank Darcy

Approval of Minutes:

Mr. O'Donnell made the motion to approve the March 31, 2022 Planning Commission Meeting Minutes. Mr. Landis seconded the motion which was unanimously approved.

Old Business:

Application: Alberts Subdivision- 2-Lot Subdivision

Address/Location: 1815 Kratz Road

Applicant: Joan Alberts

Proposal: Amendment to approved subdivision to reflect existing dwelling is a duplex rather than a single-family dwelling

It was found that the house listed on the originally submitted plans was a duplex and not a single-family home as noted on the plans. Applicant has revised the plans to reflect a duplex and has also registered the duplex as a rental. Mr. Landis made a motion to approve the revised plans indicating a duplex on the property as amended, Mr. Hartline seconded the motion which was unanimously approved.

New 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 introduced himself to the board and stated he was in attendance to gather feedback on how to proceed with the project. He understands it would need to include a water and sewer plant that the township would ultimately own. There are 3 ways he could proceed with this project - by right, age restricted or a hybrid with age targeted that would not restrict age.

A lengthy discussion took place discussing development density, what the lot sizes and home sizes may be, determining the proper amount of parking and whether the township preferred age restricted, hybrid or apartments.

- It was agreed that apartments are not desired in Upper Frederick Township. Mr. Hendricks has not completed any market studies to date.

- The PC would rather see a hybrid plan over age restricted or apartments.
- They would like the lot sizes of the single-family detached units to be larger; preferably between 10-12,000 sf lot sizes, but keep the number of units down to 274 or fewer is more important than the larger lot size.
- The PC agreed they would prefer to see fewer units with an estimated 274 homes, or fewer.
- The PC expressed a willingness to consider an overlay for this type of development.
- It was suggested the developer should consider adding basements as well to increase interior storage as the lots may be too small for sheds.

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

Other Business

Mr. Landis attended the CPVRPC's September meeting. Topics discussed were – Comprehensive Plan update is due 2025, Collegeville will be rezoning parts of Main St., Lower Frederick has many developments in the works, Schwenksville Borough has reopened Borough Hall and the Trappe EMS and Fire Co. have officially split.

Adjournment

Mr. Landis made a motion to adjourn the meeting at 8:36 PM. Motion was seconded by Mr. Hartline and unanimously approved.

Richard Buckman, Chairman

William O'Donnell, Vice-Chairman

Robert Keenan, Board Member