

UPPER FREDERICK TOWNSHIP
PLANNING COMMISSION MEETING

June 25, 2024
Meeting Minutes

Executive Meeting Summary:

The meeting covered the approval of minutes, discussion, and approval of proposed changes to residential zoning districts R-60 and R-40, addressing density and parking concerns. There was also a detailed discussion on amending the ordinance for water quality baseline data collection for new developments, including the timing and frequency of testing. The meeting concluded with a motion to recommend the ordinance changes to the Board of Supervisors and a brief discussion on Community Day planning.

The June 2024 meeting of the Upper Frederick Township Planning Commission was called to order by Mr. Marriot at 7:00 PM.

Township Representative in Attendance: Robert Marriot, Ed Myers, Daniel Buck Reed, Vicki Kushto, Solicitor; Aaron Walizer, Manager

Public Attendance: See Attached Sign in Sheet

Public Comment: *None*

Approval of Minutes:

April 2024 Minutes – *Approved 4-0*

New Business:

1. Proposed R-60 and R-40 Changes Ordinance:

- ***Introduction:*** Discussion on proposed changes to R-60 and R-40 residential districts.
- ***Density and Zoning Issues:*** Identified issues with density and parking in R-60 and R-40 zones.
- ***Parking Concerns:*** Residents expressed concerns about inadequate parking spaces.
- ***Proposed Ordinance:*** Suggested increasing the width of attached family dwellings to accommodate more parking.
- ***Draft Ordinance:*** A draft ordinance was crafted to address these issues, including removing attached single-family dwellings from R-60 and adjusting parking requirements in R-40.
- ***Safety Features:*** Minor changes to maintain safety features while allowing development in appropriate districts.
- ***County Planning Commission Review:*** The next steps involve sending the ordinance to the Board of Supervisors and then to the County Planning Commission for review.
- ***Public Hearing:*** A public hearing will be held after the County Planning Commission's review.

- **Timeline:** Expected timeline for the ordinance review and public hearing were reviewed as above.
- **Existing Properties:** Discussion on whether existing properties would be affected by the new ordinance were discussed.

2. Water Quality Ordinance

- **Introduction:** Proposal for an amendment to the water quality ordinance.
- **Baseline Data Collection:** Requirement for developers to collect baseline water quality data from existing wells within a half-mile radius.
- **Notification and Sampling:** Developers must notify property owners and collect water samples to establish baseline data.
- **Cost and Data Submission:** Developers bear the cost of data collection and must submit the data to the township and property owners.
- **Right to Refuse:** Property owners can refuse data collection, which must be noted.
- **Preliminary Plan Submission:** No preliminary subdivision plans will be accepted without baseline data collection.
- **Discussion on Implementation:** Clarification on when the data collection should occur relative to the submission of preliminary plans.
- **Water Quantity and Quality:** Discussion on the importance of both water quantity and quality in the development process.
- **Developer Responsibility:** Developers must provide a bond or letter of credit to cover potential well issues.
- **Historical Baseline Data:** Importance of multiple samples over different seasons to establish accurate baseline data.
- **Testing Frequency:** Discussion on suggested testing frequency and intervals to ensure comprehensive data collection.
- **Homeowner Cooperation:** The ordinance assumes cooperation from homeowners for multiple testing instances.

Old Business

Deferred Discussion: Decision to defer old business discussions to focus on current pressing issues.

Adjournment

Mr. Marriot made a motion to adjourn the meeting at 8:08 PM. Motion was seconded by Mr. Reed and unanimously approved.

