UPPER FREDERICK TOWNSHIP BOARD OF SUPERVISORS
Workshop Meeting – April 1st, 2026 - 7:00 PM

Minutes

Executive Summary:
The Board of Supervisors approved the March 11, 2026 meeting minutes and discussed proposed zoning ordinance updates, focusing on preserving agricultural land while adding flexibility for farms and rural businesses. Members reviewed items such as agricultural use of shipping containers, ADUs/elder cottages, mobile home park standards, solar energy provisions, and ways to avoid internal contradictions in the draft before publication. The workshop also covered code enforcement follow-up, a planned community cleanup day, and Parks and Rec efforts including yoga in the park, with the next workshop scheduled for May 6, 2026.

Attendance: Chair Bill Landman, Vice Chair Lisa Fischer, William Karaffa
Staff Attendance: Solicitor Vicki Kushto

- Call to Order -*Meeting was called to order at 7:00pm*
- Pledge to the Flag

REGULAR MONTHLY MEETING

- Executive session announcement – *Legal and personnel matters were discussed*
- Public Comment Period -*There was no public comment*

MEETING MINUTES

- Approval of the BOS March 11, 2026 Meeting Minutes -*Minutes were approved with a 3-0 vote.*

BUSINESS BEFORE THE BOARD

- New Business
    - Discussion on Use Regulations – Zoning Regulations
        - Pages 84 to 149 – Wireless Communications to Mobile Home Park

Zoning and use regulation revisions

- *The board reviewed proposed changes to multiple sections of the use regulations, including zoning districts such as R80, R60, and provisions related to rural preservation and agricultural uses.*
- *Leadership explained that the goal of the revisions is to make the ordinance less restrictive for farms and businesses while still aligning with the comprehensive plan and rural preservation goals.*
- *The board decided not to rush the full review and instead defer deeper ordinance discussion until the next workshop, because they wanted more time to cross-check the draft against the underlying agricultural chart and the larger ordinance package.*
- *Bill noted that some language changes appeared to create internal contradictions in the draft, indicating the document needed further refinement before publication.*

Connex/shipping containers for agricultural use

- *A major topic was whether Connex or shipping containers should be allowed for agricultural use.*
- *The board discussed concern that the draft may have effectively banned them rather than regulating them, particularly in response to undesirable examples of stacked or clustered containers elsewhere in the township.*
- *A compromise approach was favored: allow containers for legitimate agricultural use but add restrictions so they cannot be used in ways that detract from the rural character.*
- *Specific ideas raised included limiting container height to prevent stacking, requiring placement behind the front of a home or structure, and possibly requiring buffering or setback rules so they are not highly visible from the street.*
- *The board agreed this issue should be revisited in the next draft.*

Agricultural preservation, ADUs, elder cottages, and home-based businesses

- *The revisions were framed as part of a broader effort to support farming, preserve open land, and keep residents from selling off larger lots.*
- *Proposed additions included agritourism, nurseries, elder cottages, accessory dwelling units (ADUs), and home-based businesses.*
- *The discussion emphasized that ADUs could help aging farmers remain on their land by creating supplemental income or allowing family members or future farm helpers to live on-site.*
- *The board repeatedly tied these provisions to the township's rural identity and to efforts to make farming more sustainable for residents.*

R80, R60, and mobile home park provisions

- *The board reviewed updates to the R80 and R60 districts, including cleanup of numbering and reference issues, removal of sidewalks and certain sewage-related language, and expanded agricultural/small-business allowances.*
- *Mobile home park language was discussed at length, including a minimum 10-acre requirement and added standards for pad foundations, wind anchors, skirting, and hitch removal.*
- *A key unresolved question was whether these standards need to remain in the township ordinance or whether they are already covered through the Central Perkiomen Valley Regional Planning Commission framework.*
- *The board also discussed fair-share land requirements and whether allowing mobile home parks in one district would be sufficient, or whether the ordinance must provide for them elsewhere as well.*

- *Staff noted that fair-share analysis depends on the amount and type of land available across the township, not just a single parcel.*

Solar energy and state preemption concerns

- *The board discussed solar energy language, noting that commercial solar energy was removed while community and private solar were retained.*
- *There was concern that Harrisburg could someday pass laws that override local control and force certain uses, such as solar farms or other energy facilities, into municipalities.*
- *The discussion extended to a broader concern about state preemption, including data centers and electric generation facilities.*
- *The board emphasized the importance of preserving local control and being prepared to respond quickly if state law changes create new ordinance gaps.*

Planning commission recommendations and ordinance consistency

- *Questions were raised about how the current draft is compared to earlier planning commission recommendations and whether some provisions had changed between versions.*
- *The board acknowledged that some content had likely been altered in one place but not consistently elsewhere, creating internal inconsistencies.*
- *The plan was to go back through the document carefully, resolve contradictions, and bring a cleaner version back to the next workshop.*

<u>Other Township Matters</u>

Code enforcement and cleanup efforts

- *A resident issue on Upper Salford Road involving trash/junkyard conditions was discussed, and a letter had already been sent to the property owners.*
- *Another complaint about roadside trash on Salford Station Road was made by a long-time resident.*
- *The township is considering a community cleanup day, with a focus on clearing areas such as Faust Road and Salford Station Road.*
- *Staff also mentioned that a website notice about community cleanup had already been posted.*

Parks and recreation programming

- *The board discussed a new yoga-in-the-park program to add more activities beyond Community Day and increase park use.*
- *There was mention of possibly expanding the idea later, but the immediate plan was simply to offer the class and gauge interest.*

- Old Business
    - None

UPCOMING MEETINGS

Board of Supervisors Business Meeting – 04/08/2026 at 7:00 pm
Park and Rec Board – 4/21/2026 at 7:00PM
Planning Commission – 4/16/2026 at 7:00PM
Open Space – 4/16/2026 at 7:00pm
Board of Supervisors Workshop Meeting –5/06/2026 at 7:00pm

ANNOUNCEMENTS

None

Adjournment -*Meeting was adjourned at 7:32pm*

ATTEST:

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Aaron Walizer, Manager

BOARD OF SUPERVISORS
UPPER FREDERICK TOWNSHIP

Signed Copy On Record
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William Landman, Chairman

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Elizabeth Fischer, Vice Chairman

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William Karaffa, Member