

**UPPER FREDERICK TOWNSHIP  
PLANNING COMMISSION MEETING**

**September 25, 2019**

The September 2019 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; Joseph Buick; Robert Keenan; Kenn Picardi, Solicitor; Norm Ulrich, Township Engineer; Tracy Tackett, Township Planner; and Jackie Tallon, Township Manager; Matt Gianni, Frederick Living; Aaron Bricker, RGS; Elizabeth Nestor, Northstar; Steve Lampman, Sal Lapio Builder; Kate Hanna, Admin. Assistant

**Approval of Minutes:**

Mr. O'Donnell made the motion to approve the July 25, 2019 Planning Commission Meeting Minutes. Mr. Buick seconded the motion and was approved by all.

**Subdivisions:**

**Scioto Village – Expires 8/14/2020 –** Nothing new to report

**Land Development:**

**Frederick Living Campus Expansion**

Attending representing Frederick Living were Aaron Bricker, RGS Assoc., Elizabeth Nestor, NorthStar, and Matt Giannini, Frederick Living. Waiver request Letter 4 was received from RGS Associates dated September 10, 2019. Review letters were received from LTL, Consultants dated September 25, 2019. Mr. Bricker stated the Plans remain largely the same. Stormwater management has changed requiring the design of a larger expansive surface basin. The plan has been submitted to the DEP and Conservation District for approval. A discussion took place concerning the following waiver requests: Section 240-37.F.(1)(b)[5] Shade Tree requirement – to utilize the existing trees along Heimbach Road frontage. Mr. Bricker also stated Meadows is nearly complete, working on punch list. The Planning Commission will take the requests under consideration. A discussion took place that pertains to Mr. Ulrich's 4<sup>th</sup> LTL Review Letter. Discussed was section 285-124.B.(6).(e) – Minimum Building Separation, Section 240-30.D.(2).(b).[2] – Thresholds for Water Impact Studies, Section 204-33.A&C – Consultation from MCCC & PADEP for Erosion and Sediment control, Section 240.30.C – Fire Hydrants, Section 240-37.G(4)(b) – Financial Security. Mr. Bricker stated he will be meeting separately with Mr. Ulrich to work on plan revisions based on comments from LTL's review letter. A revised plan and an updated waiver request letter will be submitted. Ms. Tackett discussed adding walking paths, gazebos, seating and other amenities around the apartments that should be shown on the plan as TBD. Ms. Tallon stated that an updated Emergency Evacuation Plan needs to be submitted for the additional residents.

**Other Business:**

**Comprehensive Plan Update**

Ms. Tackett stated the proposed commercial centers don't line up well with the existing commercial zoning. After some discussion, Ms. Tackett was directed to shrink the areas and shift to line up better on the future land use map. Ms. Tackett will prepare a final draft for the next Planning Commission meeting.

**CPVRPC**

No meetings were held since our last Planning Commission Meeting

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

**Adjournment**

Mr. Buckman made a motion to adjourn the meeting at 8:25 PM. Motion was seconded by Mr. O'Donnell and approved by all.

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Richard Buckman, Chairman

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William O'Donnell, Vice-Chairman