

Mr. Gerald Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:04 p.m. on Monday, May 2, 2011. Planning Commission Members present included Keith Kneipp, Robert Yothers, Kyle Koffel and Patricia Alderfer. Assistant Township Manager, Jamie P. Worman, Township Engineer, Cindy Van Hise, and Jean Holland from the Montgomery County Planning Commission were also present for this meeting. Planning Commission members Doug Worley and Kerrin Musselman were absent (excused).

APPROVAL OF MINUTES

Mr. Koffel made a motion to approve the minutes from the March 7th, 2011 regular meeting. Mr. Kneipp seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

NO OLD BUSINESS

NEW BUSINESS

Godshall Quality Meats Minor Subdivision –698 Mill Road (#01-11)

Mr. Rick Mast of Richard C. Mast Associates was present to discuss this application. He started by giving an overview of the project. He explained that the subject property is currently owned by Mark Godshall and Floyd Kratz and they are proposing to subdivide the parcel right along the creek line. The parcel is approximately 16 acres and the lots will be deed restricted from further subdivision excluding lot line adjustments. Mr. Mast continued that the property currently has an existing dwelling which will remain on lot one and then lot two will be a future building lot, but there are no plans at this point to move forward with that. The future building lot will also include the existing pond and pavilion structure. Mr. Mast added that at this point, visually nothing will change. Mr. Mast then addressed the Metz Engineers review letter dated 4/28/11. He noted that they will add the 20-foot environmental buffer to the plans and they will apply the updated FEMA floodplain line to the plans which only minimally impacts this parcel. Mr. Mast

then explained that the Franconia Sewer Authority easement that is shown on the plans is there but that there are no actual sewer lines within the easement at this time. Ms. Van Hise asked if there is an existing well on the current lot. Mr. Mast replied that there is a well and it is shown. Mr. Mast then addressed the zoning issue pertaining to lot two which will house the pavilion. The zoning issue is whether a pavilion would be permitted on a parcel as an accessory structure without a primary structure also existing. Mr. Mast explained that it was his understanding through the zoning ordinance that recreational/open space applies to this parcel and that he felt they complied with zoning. Ms. Van Hise replied that clarification was needed by the Zoning Officer. Mr. Kneipp questioned the pavilion and asked about the car that is currently parked underneath it. Mr. Mast replied that the pavilion is used for storage and company picnics. Mr. Mast then addressed the waivers that the applicant is requesting. The applicant is requesting relief from the requirement to show all existing features within 200 feet of the site. He explained that they have surveyed the entire tract and feel that they are complying with the spirit of the requirement. He continued that the applicant is also seeking relief from the requirement of sidewalks, widening, and curbing. He explained that there are no sidewalks in the area and felt it was appropriate to request a waiver from these items. Discussion ensued on the possibility of obtaining a trail easement through the subdivision plan. Mr. Mast replied that there is not currently a pedestrian path in that area. Mr. Delong questioned whether putting a note on the plan about allowing a future trail or sidewalk might be appropriate. Mr. Mark Godshall, the owner/applicant, replied that he did not have a problem with that. Ms. Holland asked to go over her review letter. She noted that the accessory structure is not within the building envelope. Mr. Mast did not feel that they were proposing a non-conformity and that the pavilion already existed in that location. Mr. Delong suggested the applicant return next month once the zoning issue was resolved. There was no further discussion on this application.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that the zoning hearing board application, filed by Brian and Donelle Bussom for a special exception to permit an in-law suite at their future home located at 614 Fairway Drive, was approved at the hearing held Wednesday, April 13th,

2011. Ms. Worman then reported that the zoning hearing board is in receipt of an application filed by Scott Boyles requesting a variance to permit the height of his garage to exceed the code requirement. His property is located at 812 Rising Sun Road. Ms. Worman also reported that the zoning hearing board is in receipt of a newly filed application by Jose Coronado requesting a variance to permit housing for six seasonal employees on the second floor of the rear building located on his property at 668 County Line Road. His application is also challenging the validity of our ordinance citing the inclusion of defined “rooming houses” but not providing for its use. Ms. Worman reminded the commission that this application was previously submitted and the Board of Supervisors entered a formal opposition in conjunction with the application. The Board of Supervisors still remain in opposition of the application. Both the Boyles and Coronado hearings are scheduled for Wednesday, May 11th, 2011.

OTHER BUSINESS

Ms. Worman notified the planning commission that the township was in receipt of an updated 537 Plan from Lower Salford Township. She explained that the proposed changes are available for review at the Township Office and that any questions or comments could be directed to Kevin D. Bayer, Township Manager.

NEXT SCHEDULED MEETING

The next regularly scheduled Planning Commission meeting is Monday, June 6, 2011 at 7:00 p.m. There was no further business discussed at the meeting. The meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager