

Gerald DeLong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 p.m. on Monday, October 2, 2006. Planning Commission Members present include Doug Worley, Robert Flosdorf, Keith Kneipp, Bob Yothers, Kerrin Musselman and Kyle Koffel. Township manager Kevin D. Bayer, Assistant Township Engineer Cynthia Van Hise and Nathan Walker from Montgomery County Planning were also present for this meeting. Assistant Township Manager Jamie P. Worman was absent. (Excused)

APPROVAL OF MINUTES

Mr. Yothers made a motion to approve the minutes from the September 6, 2006 Regular Planning Commission Meeting. Mr. Kneipp seconded the motion with a grammar correction on page 2 and 3. The motion passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Hendricks Land Development – Godshall Road (#06-04)

No action was taken on this proposal. Revisions have not been submitted for review.

Reinford Subdivision- Godshall Road (#07-05)

The 2-lot subdivision was reviewed with the applicant's engineer. A request for a Stormwater Management waiver was presented since there is less than 5,000 square-feet of impervious improvements. A condition will be recorded on the record plan that no further subdivision may occur on Lot 1 unless frontage improvements are completed as the current application will be considered without those required improvements. This agreement was discussed with the PC and BOS at previous meetings including discussions at a BOS work session regarding this matter. Public water will be provided for the 2 new lots. A recommendation was made to include a Low-intensity buffer between lots 2 and 3. The applicant will submit revisions.

Todd Walker Subdivision – Mininger Road (#12-05)

No action was taken on this proposal. Revisions have not been submitted for review.

Donald & Linda Hagey Subdivision – Schoolhouse Road (#16-05)

No action was taken on this proposal. Revisions have not been submitted for review.

The Weimer Group Land Development- Rte. 113 & Schoolhouse Rd. (#03-06)

No action was taken on this proposal. Revisions have not been submitted for review.

J.I. Welding & Mechanical Land Development- Hagey Road (#04-06)

Ms. Susan Rice reviewed the revised plans that had been submitted. A waiver was requested from SALDO 122-85 regarding infiltration testing. A recommendation was made to support the waiver. Mr. Musselman made a motion to grant Conditional Preliminary Approval and Mr. Worley seconded the motion. The motion was unanimously approved.

Ken Taggart Subdivision- 521 Cowpath Road (#05-06)

Mr. Worley made a motion to deny this application if an extension of the 90-day time limitation was not submitted. Mr. Kneipp seconded the motion. The motion passed unanimously. Revisions not yet submitted for review.

Knittel Minor Subdivision (#06-06)

The applicant has a Zoning Hearing Board application scheduled for a variance from area requirements in Sections 145-204 A & H, 145-206 and 145-207 of the Rural Resource zoning ordinance. Mr. Worley made a motion to deny this application if an extension of the 90-day time limitation was not submitted. Mr. Kneipp seconded the motion. The motion passed unanimously.

Miriam Halteman Minor Subdivision (#08-06)

No action was taken on this proposal. Revisions have not been submitted for review.

Reformed Baptist Church Subdivision (#09-06)

No action was taken on this proposal. Revisions have not been submitted for review. The applicant is currently reviewing zoning requirements with the township.

Earl Moyer Tract Subdivision (#10-06)

Mr. Worley made a motion to deny this application if an extension of the 90-day time limitation was not submitted. Mr. Kneipp seconded the motion. The motion passed unanimously. Revisions not yet submitted for review.

Hopewell Christian Land Development (#11-06)

No action was taken on this proposal. Revisions have not been submitted for review.

New Business

Glenn Clemmer Subdivision – Delp Road (#12-06)

No one was present to discuss this application. Mr. Yothers made a motion to formally accept the application. Mr. Kneipp seconded the motion. The motion passed.

ZONING HEARING BOARD APPLICATIONS

Mr. Baver reported that a use-variance had been granted to Ms. Sharon Mininger, to permit a veterinarian hospital at 78 Hatfield-Souderton Pike.

OTHER BUSINESS

A sketch plan was present by Ms. Susan Rice on behalf of Mr. Doug Dolinar, Guidemark, for a subdivision and land development proposal on Lower Road in the Limit Industrial district. The PC commented that the applicant should consider an easement to continue the proposed cul-de-sac should further development occur on adjoining property in the same zoning district. Additional public water should be planned and coordination with the sewer authority for a capped sewer line in anticipation of future public sanitary sewer.

A sketch plan was presented by Mr. Barry Lindsey on behalf of Mr. Ray Mininger for a 3-lot subdivision plan for future building lots as part of estate planning. It appears that the sketch satisfies current zoning requirements in the Rural Resource district. The PC advised that perk-sites must be depicted on any submission.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, November 6, 2006 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Kevin D. Baver, Township Manager