

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:03 p.m. on Tuesday, September 8, 2009. Planning Commission Members present included Bob Yothers, Keith Kneipp, Kyle Koffel and Doug Worley. Assistant Township Manager Jamie P. Worman, Township Engineer Cindy Van Hise, P.E., and Jean Holland from the Montgomery County Planning Commission were in attendance. Kerrin Musselman was absent from the meeting (Excused). Mr. Bob Flosdorf resigned from the commission in August when he moved out of the township.

APPROVAL OF MINUTES

Mr. Yothers made a motion to approve the minutes from the July 6th, 2009 regular meeting. Mr. Koffel seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

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

No action took place on this application.

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

No action took place on this application.

Martin Subdivision – 132 Church Road (#01-09)

No action took place on this application.

Greystone Organization Land Development – 310 Schoolhouse Road (#02-09)

Mr. Christopher Zentgraf of Stout Tacconelli & Associates was present to discuss this application. Mr. Delong reminded the group that the last time the application was discussed, which was in June, they were waiting on a review from the Montgomery County Conservation District (MCCD). Ms. Van Hise, P.E. reported that a review letter had been issued since that time with no significant comments. She continued that she would be in support of an approval recommendation as long as it was conditioned on her last review letter and the review letter from the MCCD. Mr. Zentgraf replied that they would comply with both review letters. Mr. Worely made a motion to recommend

the application for conditional preliminary approval. Mr. Kneipp seconded the motion and the motion passed.

Leidy's Church Land Development – W. Cherry Lane & Leidy Road (#03-09)

Mr. Richard Kapusta of Kapusta & Company was present to discuss this application. He referenced the August 7th, 2009 Metz Engineers Review Letter. He noted that the applicant would comply with the majority of the items listed in the letter. However, he did want to review a few comments. He explained that he was before the commission to primarily discuss the landscaping waivers. He was hoping to get some feedback from the members before moving forward. Mr. Kapusta then requested that Ms. Worman add him to the next meeting agenda of the Board of Supervisors for additional discussion. He reported that the lighting plan was added to the latest revision of the plans and he questioned how he should address the lighting comments. Ms. Van Hise replied that she will need to see the light spillage so that she can determine how that will affect adjacent residential neighbors. Mr. Kapusta then explained that the details for the retaining walls will be submitted as part of the structural information that will accompany the building permit applications, but the detail of the segmented walls would be added to the plan. He questioned the need for spot elevations since the building wasn't occurring right now. Ms. Van Hise replied that the plans are being approved now and that that information needed to be provided. Mr. Kapusta asked if they should remove it from the plan then. Ms. Van Hise replied that it should all be on the plan. Mr. Kapusta asked if he and Ms. Van Hise could have a technical meeting to work this issue out and everyone agreed that was most appropriate.

Mr. Kapusta then reviewed the landscaping waivers that the applicant would be seeking. He explained that they were looking to use existing vegetation to offset a portion of the landscaping requirements. In the area adjacent to township open space in the vicinity of the playing fields the applicant felt that what was existing would suffice. Landscaping is proposed along Mifflin Street and the bio-detention areas and the parking areas. However, due to the various ordinances that apply to the parking area they will be seeking relief by way of a modified buffer and other landscaping items. Mr. Kapusta explained that overall the applicant is looking to use the existing vegetation to count toward the requirements. Ms. Van Hise suggested that Mr. Kapusta quantify what is there and how much relief would be requested and present that information to the Board of Supervisors. Mr. Worley added that if the request is to use existing vegetation then the existing should be counted to see how it matches the requirement. Mr. Delong added that a tree count has been done in the past.

Mr. Kapusta then asked how he would quantify the requirement on the property lines adjacent to the open space. Mr. Yothers replied that he should request a full waiver for the areas along those property lines. Mr. Kapusta agreed that he would quantify the existing and request a full waiver for the area along three property lines. Ms. Holland added one additional thought which is that the trees required mitigate heat that comes off of the paved areas so that should be considered. No further discussion took place on this application.

NEW BUSINESS

Herb's Landscaping Minor Subdivision – 402 Morwood Road (#04-09)

Mr. Yothers made a motion to formally accept the minor subdivision plans for Herb's Landscaping located at 402 Morwood Road. Mr. Worley seconded the motion. The motion passed.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that the Children's Cottage Zoning Hearing application was heard on September 3rd, 2009. After resolving the various issues raised by the Board of Supervisors, the applicant pursued the hearing. The applicant was seeking a use variance to permit a day-care center in the shopping center located at 2685 Telford Pike. The property is zoned residential. The applicant was also challenging the more restrictive provisions of the daycare center ordinance than those applied to a general commercial use. The application was approved.

Ms. Worman reported that an application was received for a zoning hearing from R. Kyle and Tina Nice. The applicants are seeking a variance to permit a proposed addition to their home, which is located at 342 Cowpath Road, to encroach into the side yard by 20-feet. The hearing is scheduled for Monday, September 14th, 2009 at 7:00 p.m.

Ms. Worman reported that an application was received for a zoning hearing from L.Merrill and Martha Yoder and T-Mobile Northeast LLC. The applicants are seeking various interpretations, special exceptions, and variances pertaining to their request to install a 140-foot cell phone tower which will also operate as a wind turbine electric generator on their property located at 761 Cowpath Road. Mr. Worley commented on the fact that the township is currently proposing a wind energy facility ordinance. Ms. Worman added that the wind energy facility is part of the next round of proposed ordinance amendments. She also added that the premise noted in this application is a

preserved farm and she was unsure how that would affect what is permitted on the site. She then noted that the hearing is scheduled for Monday, September 14, 2009 at 7:00 p.m.

OTHER BUSINESS

Ms. Worman announced that Mr. Bob Flosdorf officially resigned from the Planning Commission after selling his home. The Board of Supervisors formally accepted his resignation at their August 17th, 2009 regular meeting. Applications are currently under review to fill the vacancy. There are three candidates who have expressed an interest in the position.

Ms. Worman reported that the Board of Supervisors is scheduled to authorize the township to advertise and formally circulate the proposed Ordinance 365 at their September 21st regular meeting. Once approved, the ordinances will be distributed for review and comment for a 30-day period. The anticipated hearing and adoption date is in November.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, October 5, 2009 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager