

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:04 p.m. on Monday, December 3, 2007. Planning Commission Members present included Robert Yothers, Kyle Koffel, Kerrin Musselman, Keith Kneipp, Bob Flosdorf, and Doug Worley. Assistant Township Manager Jamie P. Worman, Township Engineer Cindy Van Hise, and Watson Olszewski of the Montgomery County Planning Commission were also present for this meeting.

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the November 5, 2007 meeting after clarification was made regarding a sentence on page 2 and with the correction that Watson Olszewski was present at the meeting. Mr. Flosdorf seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

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

No action or discussion took place on this application.

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

No action or discussion took place on this application.

Reformed Baptist Church Subdivision (#09-06)

No action or discussion took place on this application.

MCC Resource Center Land Development (#13-06)

No action or discussion took place on this application.

Lincoln Woods Subdivision (#01-07)

Mr. Richard Parry of T.H. Properties was present to discuss this application. He gave an update of the progress that has been made. He explained that frontage improvements along Kulp Road have been added to the plans. The improvements include widening, curbing and storm sewer along the entire frontage and two out-parcels. He noted that the radius of Schoolhouse Road had also been extended and that sidewalk will be extended later to tie into Peter Becker's sidewalk. Mr. Parry

then reported on the off-site sewer extension that will be provided in conjunction with this project. A sewer line will cross the turnpike, over the Nice Property and the Souderton Area School District Property ending at Eastern Diversified Services (EDS). He added that this was the concept that they are working on with the sewer authority. He then continued that the items listed in the Metz review letter dated November 28th, 2007, were just minor clean-up items. He reported that the planning module had been submitted and that they had made their third submission to the Montgomery County Conservation District. He also noted that approval had been received from the PA Turnpike Commission regarding the sewer line crossing. Mr. Parry then addressed the waivers that have been requested. He noted that they are requesting to provide HDPE pipe instead of concrete pipe in certain areas. He continued that a partial waiver was being requested to permit a planting berm directly in front of the detention basin #5. Then he noted the third and final waiver as being a request to reduce the required stone bedding from 8" to 6" under the walking path. Mr. Delong asked Ms. Van Hise if she had any issues with the waivers. Ms. Van Hise replied that she had no issues. Mr. Worley asked if there was any hesitation about changing the pipe. Ms. Van Hise replied that in some areas the proposed pipe is actually better for infiltration but the township is not willing to change the ordinance at this point. Mr. Kneipp questioned the storm water issues that still exist. Ms. Van Hise replied that they received the storm water information today and THP has agreed to comply. Mr. Worley then asked if the continuation of the walking trail would be constructed right away and if the waiver request for the decrease bedding as okay. Ms. Van Hise replied that Paul Nice was okay with the request. Mr. Parry replied that the trail would be constructed along with the project. The group agreed that they were in support of the waivers requested. Mr. Worley made a motion to recommend the project for preliminary approval conditioned upon the November 28th, 2007 Metz Review Letter. Mr. Flosdorf seconded the motion. The motion passed.

Guidemark Land Development (#02-07)

Ms. Susan Rice from Stout, Tacconelli & Associates and the applicant Doug Dolinar were present to discuss this application. Ms. Rice reminded the group that last month she had been in and discussed the Metz Review Letter dated October 29th, 2007. She reported that the applicant will comply with the items noted in the letter. Ms. Rice reported that she did receive a review letter from the Montgomery County Conservation District as requested by the Planning Commission. Ms. Van Hise added that the frontage improvements will be added along Forman Road and that she had no issues at this point with the plans. Mr. Worley confirmed that they were deferring the street tree

requirement but not waiving it. Ms. Van Hise asked Ms. Rice to provide a revised waiver letter for the project. Mr. Worley asked about the drainage release that is needed. Ms. Van Hise replied that the release will be a condition of approval. Mr. Kneipp asked about the turning radius. Ms. Van Hise replied that the radius has been resolved. Mr. Flosdorf made a motion to recommend the project for conditional preliminary approval. Mr. Kneipp seconded the motion. The motion passed.

Bracalente Trustees Minor Subdivision (#07-07)

Ms. Susan Rice from Stout, Tacconelli & Associates was also present to discuss this application. She reported that after numerous discussions regarding the frontage improvements a resolution had been reached and the information has been added to the plans. The supervisors had agreed that frontage improvements on Erie Avenue could be deferred until the road was reconstructed and sidewalks installed by the Township. The property owner of lot 1 would then be assessed for the improvement. In addition, the developer of lot 2 will be responsible for the frontage improvements along Cowpath Road including the frontage of both lot 1 and 2. The developer of lot 2 will be responsible to obtain the highway occupancy permit from PennDot at the time of development and improvements will be installed prior to the issuance of building permits. Ms. Rice noted that this information is provided in detail on the plans. Mr. Worley asked what triggers the improvements. Ms. Rice replied the Township will trigger the improvements on Erie Avenue and an application for a building permit for lot 2 would trigger the improvements on Cowpath Road. Mr. Worley asked if that will be spelled out to the future owners. Ms. Rice replied that yes there are notes detailing these requirements. Ms. Van Hise added that it is also depicted on the plans. Mr. Yothers made a motion to recommend the project for conditional preliminary/final approval. Mr. Worley seconded the motion. The motion passed.

New Business

Everview Construction Lot Line Adjustment (#08-07)

Ms. Worman informed the commission that an application for a lot line adjustment on a parcel located on Halteman Road had been submitted. She explained that the Handley Tract Subdivision was the application that originally subdivided the two parcels. Due to the availability of public sewer in the area the current owners are straightening out the property line because they no longer need the on-lot sewer sites, which is the reason for the odd lot arrangement. Mr. Worley made a motion to formally accept the plans. Mr. Kneipp seconded the motion. The motion passed.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that Mark Hess was granted a special exception to permit an in-law suite at his property located at 879 Sunset Lane.

Ms. Worman reported that Sogia Investments have requested an open-ended continuance of their Zoning Hearing Board Application. There has been no future hearing set at this time.

Ms. Worman reported that David & Annette Sowhangar's hearing, originally scheduled for November 13th, 2007, was rescheduled for December 17th, 2007. The applicants are requesting a special exception to permit an in-law suite at the property they are restoring located at 34 Cowpath Road.

OTHER BUSINESS

Ms. Worman reported that a planning module had been received for the Garges Minor Subdivision. Mr. Worley made a motion to formally accept the planning module. Mr. Flosdorf seconded the motion. The motion passed.

Ms. Worman then distributed a memo pertaining to a property that is requesting to be added to the agriculture security area. Kevin and Kimberly Hendricks have applied for agriculture security for their property located at 730 Hunsicker Road. Any questions or comments should be forwarded to the Township.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, January 14, 2008 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager