

Mr. Gerald Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 p.m. on Monday, December 3, 2012. Planning Commission Members present included Keith Kneipp, Robert Yothers, Kerrin Musselman, Doug Worley, Kyle Koffel and Patricia Alderfer. Assistant Township Manager, Jamie P. Worman and Township Engineer, Cindy Van Hise were also present for this meeting. Montgomery County Planning Commission Representative, Jean Holland, was also in attendance.

### **APPROVAL OF MINUTES**

Mr. Worley made a motion to approve the minutes from the October 1<sup>st</sup>, 2012 regular meeting. Mr. Kneipp seconded the motion. The motion passed.

### **SUBDIVISION AND LAND DEVELOPMENT**

#### **OLD BUSINESS**

##### *Vistas at Highland Ridge – W.B. Homes Crestwood Dr. & Hunsicker Rd (#02-03)*

Ms. Van Hise, P.E., informed the commission that W.B. Homes Inc. had submitted revised plans and would be back in to discuss the plans at the January meeting. No further discussion took place.

#### **NEW BUSINESS**

##### *Freed/Breneman Lot Line Adjustment – Arlin Freed & Douglas & Jody Breneman 640-647 Lower Road (#03-12)*

Mr. Cliff Stout of Stout, Tacconelli & Associates was present to discuss this application. He presented the original subdivision of the parcel and explained how the configuration of the lots occurred. He then explained that the new lot line adjustment proposal removes the odd shapes of the lots and reconfigures the lines in a way that is more appealing to the owners and future owners of the parcels. He added that the adjustment will convey additional lands to the Breneman's. He reported that he was in receipt of the Metz Engineer's letter dated November 26, 2012 which were mainly cleanup items that have already been addressed. Ms. Van Hise, P.E. confirmed that she had reviewed the revised plans and that she had no additional comments. Mr. Stout requested consideration by the

commission for preliminary/final approval of the plan. Mr. Yothers made a motion to recommend the plan for preliminary/final approval. Mr. Worley seconded the motion and the motion passed.

ZONING HEARING BOARD APPLICATIONS

NO ZONING HEARING BOARD APPLICATIONS

OTHER BUSINESS

Ms. Worman reported that the Indian Valley Regional Planning Commission is continuing to revise the comprehensive plan. She added that they are currently revising the transportation chapter.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, January 14, 2013 at 7:00 p.m. There was no further business discussed at the meeting. The meeting was adjourned at 7:07 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager