

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:05 p.m. on Monday, December 4, 2006. Planning Commission Members present included Doug Worley, Keith Kneipp, and Kerrin Musselman, Assistant Township Manager Jamie P. Worman, Assistant Township Engineer Cynthia Van Hise and Nathan Walker from the Montgomery County Planning Commission were also present for this meeting. Kyle Koffel, Robert Flosdorf and Robert Yothers were all absent from the meeting. (Excused)

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the November 6, 2006 Regular Planning Commission Meeting. Mr. Kneipp seconded the motion. 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)

No action was taken on this proposal. Revisions were submitted November 30th, 2006, reviews pending.

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

Ms. Worman informed the commission that a recommendation for denial would be necessary if an extension of the 90-day time limitation was not submitted prior to the next Board of Supervisors Meeting. Mr. Worley made a motion to recommend the application for denial if an extension was not received prior to the board meeting. Mr. Musselman seconded the motion. The motion passed.

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

No action was taken on this proposal. Ms. Worman explained that revisions were submitted October 27th, 2006 and a review was issued November 29th, 2006 but the applicant's engineer indicated they will wait until they have PennDot's review before returning to the meeting.

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.

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

No action was taken on this proposal. Ms. Worman reported that the township engineer had received a revised stormwater design from the applicant's engineer. No other revised plans have been submitted.

Knittel Minor Subdivision (#06-06)

Mr. Paul Hartley of Mease Engineers was present to discuss this application. Mr. Delong started off by asking about the outstanding variance issue. Mr. Hartley replied that the issue had been addressed. He went on to report that the applicant had gone before the Zoning Hearing Board in November where they were granted a variance on the minimum/maximum lot size and the 2-acre density requirement of the Rural Resource Residential District for lot 1. He explained that since that time the plans had been revised. Mr. Delong asked Ms. Van Hise if she had any issues with the plans. Ms. Van Hise replied that she had issued a memo dated November 29th, 2006. She continued that the memo mentioned a few minor cleanup items but that was it. Mr. Hartley added that the applicant will comply with all of the items listed in the memo. Mr. Delong asked for a motion to recommend the project for conditional preliminary/final approval to the Board of Supervisors. The approval would be conditioned upon the decision and order of the Zoning Hearing Board and the Metz Memo dated November 29th, 2006. Mr. Worley made a motion and Mr. Kneipp seconded it. The motion passed.

Miriam Halteman Minor Subdivision (#08-06)

Mr. Scott Camburn of Urwiler and Walter Inc. was present to discuss this application. He gave a brief overview of the project. He reminded them that this was a 2-lot subdivision that had undergone a conditional use hearing in August of 2006. As a result of the hearing the applicant was granted approval to install a septic pipe across waters of the U.S. He also reported that the decision of the hearing also contained certain conditions which have since been added to the plan. Mr. Delong questioned what was being done about the driveway as noted in the Metz Memo of November 29th, 2006. Mr. Camburn replied that as a condition of their conditional use approval, the applicant is required to replace 2 stormwater pipes and end walls. Mr. Camburn continued that they also discussed paving the driveway but for some reason that was never mentioned in the decision. Mr. Camburn stated that the applicant will do the requested paving. He then went on to explain that the timing was agreed upon at the hearing. The improvements are to be done at the time a building permit is issued and completed before a use and occupancy permit is granted. Mr.

Camburn then mentioned that any note the township would deem necessary regarding these improvements will be added to the plan. Mr. Worley made a motion to recommend the project for conditional preliminary/final approval to the Board of Supervisors. Mr. Worley stated that the recommendation would be conditioned upon the Metz November 29th, 2006 Memo, along with the above noted improvements and all conditions resulting from the conditional use decision. Mr. Delong seconded the motion. The motion passed.

Reformed Baptist Church Subdivision (#09-06)

No one was present to discuss this project. Ms. Worman informed the commission that a recommendation for denial would be necessary if an extension of the 90-day time limitation was not submitted prior to the next Board of Supervisors Meeting. Mr. Kneipp made a motion to deny the plans if an extension was not received and Mr. Worley seconded the motion. The motion passed. Ms. Worman also reported that the project would need to go before the Zoning Hearing Board as the church was permitted by a special exception and the plan as is would be changing the conditions of that approval.

Earl Moyer Tract Subdivision (#10-06)

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

Hopewell Christian Land Development (#11-06)

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

New Business

MCC Resource Center Land Development (#13-06)

Mr. Musselman made a motion to formally accept this plan. Mr. Worley seconded the motion. The motion passed. The applicant was present but did not wish to comment on the plans.

Garges Minor Subdivision (#14-06)

Mr. Worley made a motion to formally accept this plan. Mr. Musselman seconded the motion. The motion passed. No one was present to discuss this application.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that Patricia Knittel had been approved, as mentioned earlier, for a variance of the dimensional requirements for a non-conforming lot.

OTHER BUSINESS

Mr. Walker suggested to the commission that they may want to investigate the flag lot leg requirements of the township.

Ms. Worman informed the group that the township had been notified of a minor subdivision in Salford Township. She explained that the proposed subdivision will take place on a 17-acre parcel. A few of the acres are located in Franconia Township. Mr. Walker continued that the reason he brought it to the township's attention was that it might be an opportune time to seek an easement for a greenway to link to Branchwood Park.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, January 8, 2007 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Jamie P. Worman,
Assistant Township Manager