

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:01 p.m. on Monday, February 4, 2008. Planning Commission Members present included 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. Robert Yothers was absent. (Excused)

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the January 14, 2008 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)

Mr. Brad Clymer of Richard C. Mast Associates gave a brief update on the status of this application. He informed the commission that revised plans had been submitted and the project would be back before them in March for discussion. No further discussion took place on this application.

MCC Resource Center Land Development (#13-06)

Mr. Brad Clymer of Richard C. Mast Associates was present to discuss this application. He reviewed the letter from Metz Engineers dated January 30, 2008. He noted that there was some confusion with regards to frontage improvements for this project. He continued that the applicant had proposed a realignment of Souder Road, which was slightly different than the PennDot design, but was acceptable to the township. He explained that the realignment is shown on the plans but that the applicant had not expected to install the realigned road at this time as that would involve the

need to acquire property across the street from MOPAC and it would take a significant amount of time. He then explained that it was their understanding that they would provide a fee in lieu of the realignment at this point and those funds would be used when the road project went through in the future. He also noted that the entire realignment would need to go through at one time to make any sense. They couldn't do just a portion of it right now because it would be a road to nowhere. He also added that the development they are proposing is not significant enough to warrant such improvements to the road. At this point they would just develop the site and install the driveway the way it is depicted on the plans with the understanding that it would be removed in the future to accommodate the newly aligned road. Mr. Delong replied that it was his understanding that the applicants would do the improvements all along lot 1. He then questioned the plan to put in the driveway and the rip it out. Mr. Clymer explained that if they did their part of the road improvement now it would delay the project significantly and the applicants were under the impression that a fee in lieu of was all that would be required to move forward. Ms. Worman reminded Mr. Clymer that in all the discussions that have taken place pertaining to this project, it has been explained that frontage improvements along lot 1 would be required with a deferral of improvements for lot 2 until the time of development. Mr. Flosdorf questioned why they don't just do the widening and improvements right now. Ms. Van Hise added that the township would have to work with the other property owners to get the needed right-of-way but that is normal procedure. Mr. Flosdorf then asked why the frontage improvements up to the driveway couldn't be done at this time. Ms. Worman explained to the commission that what was currently being proposed at this time is no frontage improvements along lot 1 not even the portion up to the driveway which is different than what had been previously discussed. Mr. Clymer replied that they are asking for waivers on the frontage requirements in exchange for a fee in lieu of the improvements. Ms. Worman replied that the discussions that have taken place between Mr. Clymer and the Board of Supervisors have always been that they did not support a waiver of the frontage improvements along lot 1. Mr. Delong then suggested that perhaps this discussion should go back before the Board of Supervisors for further clarification. Mr. Clymer then asked what the commission wanted to see out there. Mr. Delong replied that he thought it best that the Supervisors revisit the issue. Mr. Flosdorf added that it really is only a short distance from the property line to the driveway and that the frontage improvements could be done now. Mr. Clymer replied that he wanted to resolve the issue with the Planning Commission tonight. Mr. Kneipp then questioned if the realignment had been approved by the township. Ms. Van Hise replied that it had been approved. Ms. Worman noted that the project could be scheduled on the upcoming work session agenda for further

discussion. That was agreed upon. Mr. Clymer then questioned the trail easement on the plan. Mr. Delong said the easement location was fine but questioned why it was only 6-feet wide instead of the standard 8-feet. Mr. Clymer replied that that would be changed to reflect the 8-feet. He then noted that they are working with the sewer authority to resolve any sewer issues. He also noted that they will be requesting a few landscaping waivers for the plans. Ms. Van Hise reminded Mr. Clymer that he would need to submit a formal waiver letter to the township.

Synatek Land Development (#01-08)

Mr. Rick Mast of Richard C. Mast Associates was present to discuss this application. He gave a brief overview of the project. The applicant is proposing a land development on lot 2 of the Hagey Industrial Subdivision that is still awaiting final approval. The plan indicates that there will be two buildings on the lot. The first building will be occupied by Synatek in Unit A and Goods Plumbing in Unit C. Unit B would be open. The building will be approximately 61,250 square feet. The second building will be designated as phase 2 of the project and will be covered in a later submission. The lot is approximately 10 acres in size, and it has been clarified that it is zoned Limited Industrial. Mr. Mast then addressed the Metz Engineer letter dated 1/30/08. He noted that there were a few zoning issues noted in the letter that have been resolved and are currently non-issues. Mr. Mast then noted that the property would eventually evolve into a condo association to maintain it. The association would maintain things like the parking lot, stormwater basin and things of that nature. He noted that the mechanism for this would be established later. He then noted that at this point the building information is not ready. Ms. Van Hise just noted that parking requirements would need to be determined for the project. Mr. Mast also noted that there are no wetlands on the property. Then he concluded by stating that the remainder of the items listed in the letter would be complied with by the applicant. He stated that they would revise the plans accordingly and resubmit in April. Mr. Olszewski added that this project was considered a project of regional significance through the Indian Valley Regional Planning Commission due to the size buildings proposed. Ms. Worman replied that she would submit an application to the commission for the project. No further discussion took place.

Allentown Road Lot Line Adjustment (#02-08)

No discussion took place on this application. Reviews are pending for this project.

Souderton Self Storage Land Development (#03-08)

No discussion took place on this application. Reviews are pending for this project.

New Business

No new business was brought before the commission.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that David & Annette Sowhangar had received approval for a special exception to permit an in-law suite at their property located at 34 Cowpath Road. The applicant had amended the application prior to the hearing removing the request for apartment uses in the garage. The supervisors then withdrew their opposition to the application. The Zoning Hearing Board did approve the in-law suite to be located in the detached garage. The applicant can decide whether to have the in-law suite on the first or second floor of the garage.

Ms. Worman then reported that an application from Cricket Communications had been received. The applicant is requesting a special exception to permit the addition of an antenna to an existing cell phone tower located at 458 Morwood Road. The hearing is scheduled for February 11th, 2008.

OTHER BUSINESS

Ms. Worman reported that a planning module had been received for the Guidemark Land Development. Mr. Worley made a motion to formally accept the planning module. Mr. Musselman seconded the motion. The motion passed.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, March 3, 2008 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager