

Mr. Gerald DeLong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, February 4th, 2019. Planning Commission Members present included Keith Kneipp, Steven Barndt, Douglas Worley John Medendorp and Nancy Shelly. Director of Planning and Zoning Beth T. Gooch, Township Engineer Russel Dunlevy, and Township Solicitor Eric Wert. Patricia Alderfer was absent and excused.

APPROVAL OF MINUTES

Chairman DeLong asked if there were any comments or corrections to be made to the minutes, amendments were made and Mr. Kneipp made a motion for approval. Mr. Worley seconded the motion to approve the minutes from the January 7th, 2019 regular meeting as amended. The motion passed, 6-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

McCarthy Minor Subdivision (#05-18) Mr. Branden Bialek was present on behalf of The Crossroads Group. He summarized the application before the board. The property consists of approximately 10.78 acres located in the Rural Residential District of the Township. The first lot consisting of 5.43 acres will remain as is, and the second lot proposes one single family dwelling, associated drive, and a new storm water infiltration basin that meets the Township's requirements. Public sewer will serve the new home and both lots will be served by individual on lot well systems. A conservation easement is proposed to protect the steep slopes to the rear of the property. The plan requires three waivers from the Board of Supervisors. The waivers requested include road widening, the installation of sidewalk, and the installation of curbing. The applicant requests these waivers to maintain the rural appearance of the existing rural atmosphere of Sunset Lane. A formal request letter will be submitted to the board prior to the next Work Session. Mr. Dunlevy added that most of the comments in the review letter are relatively easy to comply. Mr. Barndt requested that the applicant confirm that a note referring to a deed restriction for public sewer be added to the plan. Mr. Worley added that a note for no further subdivision be included as well. Mr. Worley made a motion to grant Conditional Preliminary/Final approval. The motion was seconded by Mr. Barndt and it passed unanimously.

NEW BUSINESS

Godshall's Quality Meats Treatment Building (#01-19) Chairman DeLong asked for a motion to formally accept the application as submitted. Mr. Barndt made the motion, it was seconded by Mr. Worley and the motion passed.

ZONING HEARING BOARD APPLICATIONS

220 Indian Creek Road – Mr. Christopher Canavan, WB Homes, was present to request that the Planning Commission make a recommendation to ask the Board of Supervisors for their support of the Zoning application of Old Forge Acquisitions scheduled to go before the Zoning Hearing Board on March 7th, 2019. Mr. Canavan explained that the property in question is known as the Bergey Tract and is located along Cowpath Road is separated by Indian Creek Road and spans two zoning designations. The one side is zoned R-100 and is heavily wooded along the creek and contains two residential structures and a barn. The proposed plan is for a cluster development on the larger tract zoned R-175 with minimum lot areas of 20,000 square feet. The Natural Resource Protection Ordinance has been accounted for and utilizing the cluster will generate a greater amount of open space. This will also allow for 15 acres of Open Space. The applicant proposes to create a private horseshoe shaped road and all driveway curb cuts will be located to the interior. According to Mr. Canavan, as many of the R-100 bulk area dimensional requirements, as possible, were used to design the plan; however, the land is located in the R-175 Zoning district thus generating the request for zoning relief. The homes will be similar in size to those constructed at The Vistas at Highland Ridge off of Hunsicker Road. The plan shows a reduced front yard from 50 foot minimum to 45 feet which allows for a larger rear yard and more usable land. The remaining impervious and building coverage all meet the R-100 requirements. The lots are proposed at 110 feet in width to accommodate side entry garages. The 25-foot required buffer has been increased by an additional 25 feet on the plan. All the proposed locations for storm water maintenance will be tested for infiltration. There may be up to two located on the Indian Creek side so that the water may be treated before it enters the creek. Several of the proposed facilities cross property lines. The HOA will maintain all of the facilities via various easements. Mr. Barndt asked if the plan factors in TMDL initiatives. Mr. Canavan agreed to discuss this during the Land Development process. He is proposing two types of Open Space. One to be maintained by the HOA that surrounds the development and another large space for public use, riparian buffers etc. He is requesting the recommendation of the Planning Commission for the Board of Supervisors to support the Zoning Application. He stated that he feels it is a better plan than the what the underlying zoning would allow for. Mr. Dunlevy agreed with Mr. Canavan that the plan meets the intent of the NRP Ordinance and the yield of 22 lots

does match the by-right yield. The plan identifies areas for potential Storm Water Management and if the Commission and the Board are in favor of this cluster design then the application is for the limited relief necessary for the plan. Mr. Barndt requested clarification that the illustrated SWM plan reflects what it may look like as a finished product. Mr. Dunlevy confirmed. Mr. DeLong commented that it is the best plan the PC has seen for the property. Mr. Worley agreed that the commission should fully support the application. Mr. Barndt made a motion to recommend support for the Zoning Application to the Board of Supervisors. It was seconded by Mr. Kneipp and all voted in favor. 6-0.

OTHER BUSINESS

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, March 4th, 2019 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. Kneipp seconded the motion. The motion passed. The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning