

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:09 p.m. on Monday, February 5, 2007. Planning Commission Members present included Doug Worley, Keith Kneipp, Kyle Koffel, Robert Flosdorf and Kerrin Musselman, Township Manager Kevin D. Baver, Assistant Township Manager Jamie P. Worman, Township Engineer Cynthia Van Hise and Watson Olszewski from the Montgomery County Planning Commission were also present for this meeting. Robert Yothers was absent from the meeting. (Excused) Discussion took place regarding the size of the plans that are distributed to the commission members. Mr. Worley suggested that the applicant only be required to submit the record plan sheets for the commission members or just the sheets that apply. Ms. Worman replied that that was a good idea and would look into changing the policy.

APPROVAL OF MINUTES

Mr. Worley noted a typo on page 4. Mr. Worley indicated that the word “aisle” had been spelled incorrectly. Mr. Worley then made a motion to approve the minutes from the January 8, 2007 regular Planning Commission Meeting with this correction. Mr. Musselman 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. Ms. Worman stated that she had been in contact with THP and it was her thought that a formal withdrawal of this application would take place prior to the March meeting.

Reinford Subdivision- Godshall Road (#07-05)

No action was taken on this proposal. Ms. Worman informed the group that the applicant has septic testing scheduled for February and would be back before the board after the testing was complete.

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. Kneipp 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 the applicant was still waiting on a PennDot review letter.

The Weimer Group Land Development- Rte. 113 & Schoolhouse Rd. (#03-06)

No action was taken on this proposal. Revisions were submitted on January 11, 2007 and reviews are pending.

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

No action was taken on this proposal. No one was present to discuss this application. Revisions were submitted on December 20, 2006 and a review letter was issued on January 31, 2007.

Reformed Baptist Church Subdivision (#09-06)

No action was taken on this application. Mr. Bayer reminded the commission that this application is scheduled for a zoning hearing board on February 12, 2007. He explained that the applicant was seeking relief from the special exception that permitted the church back in 1980. This relief would be required to allow a church on a smaller parcel than was originally approved in the 1980 decision. The applicant is proposing a three lot residential subdivision of the remaining acreage.

Earl Moyer Tract Subdivision (#10-06)

No action was taken on this proposal. Ms. Worman reminded the commission that this project was on hold until everything was finalized with the preservation of the existing farm. Revisions not yet submitted for review.

Hopewell Christian Land Development (#11-06)

Pastor Curt Malizzi was present to discuss this application. He addressed the Metz Review Letter dated January 31, 2007. He stated that they will comply with mainly all the items listed in the letter. However, he did have a few questions. Mr. Malizzi mentioned that the church would like to request a waiver for the storm sewer pipe material and size. The church proposes a HDPE or PVC pipe. Ms. Van Hise, P.E. replied that they were both items that could be waived. She continued that they would support the HDPE pipe but it would have to be installed according to township specifications. She also mentioned that the township generally does not support a 12” pipe size. Mr. Delong questioned if it was a money issue. Mr. Malizzi answered that they just thought if the

calculations support the 12” pipe they should use a 12” pipe. Mr. Worley commented that the township always requires an 18” pipe. Mr. Malizzi then asked if HDPE would be an acceptable pipe material. Ms. Van Hise, P.E. said that it would be acceptable. Mr. Malizzi then questioned the length of the pipe. He stated that the pipe they are proposing is 341 feet long as opposed to the required 300 feet. Ms. Van Hise, P.E. asked if they were providing a cleanout. Mr. Malizzi replied that they would provide a cleanout. Ms. Van Hise, P.E. then said she would support that. Mr. Malizzi then continued mentioning that the stormwater management plan will be submitted without much change and door locations will be added to the final plans when they get the drawings from the architect. He then stated that items 9-12 would also be included on the final plans. He then explained that they are still trying to find the results of the percolation tests and if found he would provide that to Metz. Ms. Van Hise, P.E. replied that he will need to provide that information as it is required by code. Mr. Malizzi continued that the church is being required to go through a planning module procedure so the same percolation results would have to be provided to DEP as well. He then continued that the church would like to propose holding tanks as an interim solution until public sewer is available. He then noted that they had received a letter from the conservation district indicating that their application was administratively complete. Mr. Malizzi then questioned sidewalks. Ms. Worman reminded the group that a trail along Hunsicker Road in conjunction with the Vistas at Highland Ridge Development was not approved. Mr. Baver explained that W.B. Homes Inc. is going to escrow money for the sidewalk to be installed in the future. Mr. Baver commented that that would be a viable solution for the church as well. Mr. Malizzi then mentioned that they would be opened to a trail along the back of the site but that would have to be constructed in between phase one and two. Ms. Van Hise, P.E. then questioned the curbing. Mr. Malizzi replied that they would be adding the curbing and will comply with all other items listed under the “construction plan comments”. Mr. Kneipp then asked if they needed to firm up the sidewalk issue. Mr. Delong asked if it needed to be added to the plans with a deferral of sidewalks for the time being. Mr. Worley suggested grading for the sidewalks now. Mr. Baver asked if the church would agree to install sidewalks in the future at the township’s request. Mr. Malizzi replied that they would agree. Mr. Baver explained that this would require a note on the plans stating the deferral. Mr. Malizzi then requested a preliminary conditional approval of the plan. Mr. Kneipp questioned if the sidewalk would interfere with the landscaping. Mr. Baver replied it would not. Ms. Van Hise, P.E. added it would be behind the right-of-way. Ms. Worman reminded Mr. Malizzi that all the waivers discussed would need to be formally submitted in writing to the township. Mr. Worley

made a motion to recommend the project for conditional preliminary approval to the Board of Supervisors. Mr. Kneipp seconded the motion. The motion passed.

MCC Resource Center Land Development (#13-06)

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. Flosdorf seconded the motion.

Garges Minor Subdivision (#14-06)

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. Flosdorf seconded the motion. The motion passed. Mr. Baver then explained to the commission that this application was scheduled for a conditional use hearing on February 20, 2007. He explained to the group that the supervisors wanted to keep the commission in the loop and had expressed their desire to have the commission review the plan and offer any comments prior to the hearing.

New Business

Lincoln Woods Subdivision (#01-07)

Mr. Koffel made a motion to formally accept the THP Lincoln Woods Subdivision/Land Development plan. Mr. Worley seconded the motion. The motion passed.

ZONING HEARING BOARD APPLICATIONS

Mr. Baver reported that Peter & Victoria West had been approved to add an in-law suite to their residence located at 551 Godshall Road. Mr. Baver then reminded the board of his earlier mention of the Reformed Baptist Church's Zoning Hearing Board Application. The hearing is scheduled for February 12, 2007.

OTHER BUSINESS

Ms. Worman informed the commission that the Indian Valley Regional Planning Commission was preparing to make their comprehensive land use and map amendment. She explained that they were finalizing any changes and would be proceeding with the public notification process.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, March 5, 2007 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:43 p.m.

Respectfully submitted,

Jamie P. Worman,
Assistant Township Manager