

Mr. Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, February 5th, 2018. Planning Commission Members present included Keith Kneipp, Steven Barndt, Douglas Worley and Nancy Shelly. Director of Planning and Zoning Beth T. Gooch, Township Engineer Russel Dunlevy, and Township Solicitor Eric Wert. Kyle Koffel and Patricia Alderfer were absent and excused.

REORGANIZATION

Ms. Gooch asked for a nomination for Chairman. Mr. Worley nominated Mr. DeLong and it was seconded by Mr. Barndt. All voted unanimously.

Mr. Delong proceeded to run the meeting and asked for nomination for Vice Chairman. Mr. Kneipp nominated Mr. Worley, it seconded by Mr. Barndt, and all voted in favor. Mr. Worley nominated Mr. Kneipp as secretary and Mr. Barndt seconded the motion. All voted in favor.

APPROVAL OF MINUTES

Chairman DeLong asked if there were any comments or corrections to be made to the minutes, hearing none he asked for a motion to approve the minutes as submitted. Ms. Nancy Shelly made a motion to approve the minutes from the December 4th, 2017 regular meeting. Mr. Worley seconded the motion. The motion passed, 5-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Hillstone (#05-17) Mr. Justin Strahorn was present on behalf of W.B. Homes. He summarized the application before the board. The current plan shows 51 mixed residential units on 20 acres between Cowpath and Leidy Road. The plans show a single access to a private road with emergency access. Proposed are 17 twins, 22 townhouses, and 12 single family homes. Mr. Strahorn explained that they layout had changed slightly since the last time they were before the Planning Commission. It made more sense to push the town homes to the rear of the property and to be adjacent to the neighboring Industrial property. The singles will remain on the outside and adjacent to existing single-family homes. The Planning Commission agreed that this made

sense. Mr. Strahorn pointed out that there will be 8 plus acres for open space and stormwater controls. The plans show sidewalks on both sides around the interior private road.

Mr. Strahorn reported that most of the comments in the Engineer review letter dated, September 1, 2017 would be will comply. There are four items on the review letter that Mr. Strahorn would like to discuss. There was discussion pertaining to sidewalk along both sides of Mininger Road. The plans show sidewalk along one side connecting into Turnberry. Mr. Kneipp raised the question of sidewalk across the street on a corner property. The applicant is willing to install the sidewalk but is requesting that the Township acquire the Right of Way if the Board of Supervisors requires the sidewalk. Mr. Worley suggested that at the very least the ground be graded for sidewalk to later be installed. Mr. Strahorn agreed. Mr. Strahorn addressed the comment regarding the percentage of mixed units permitted. The plan exceeds the MRD percentage and shows 43%. The Board of Supervisors can approve up to 45%. The Planning Commission agreed that the new proposed layout seemed logical. Discussion took place pertaining to the buffering behind the water tower and the applicant is requesting to move the trees to a more usable location. Mr. Dunlevy commented that as long as the requirements are in the SALDO and not Zoning then that should not be an issue.

Mr. Strahorn presented the list of waivers to the Planning Commission. Mr. Dunlevy recommended partial waivers for the request to show additional information on the plan and requested more data in a few locations including the entrance. The applicant is requesting a waiver to permit perpendicular parking within the private proposed loop. Suggestions were made to install parking signs for residents and guests only. The road is to be HOA maintained and will be a private low flow road.

Mr. Strahorn reported that the NPDES permit will be submitted later in the week.

Mr. DeLong asked for a motion to grant Conditional Preliminary Approval with the recommendation that the Board of Supervisors consider pursuing the installation of sidewalk across from the entrance. Mr. Worley made the motion to approve and it was seconded by Mr. Kneipp. All voted in favor 5-0.

NEW BUSINESS

None

ZONING HEARING BOARD APPLICATIONS

851 Maple Avenue – Ms. Gooch reported that a Zoning appeal has been filed by Harleysville Party Rental for a variance to permit a change in use from a warehouse to a party rental room on property located at 851 Maple Avenue, within the R-130 zoning district of the Township. The hearing will be held Thursday March 1st, 2018.

Schoolhouse Road – Ms. Gooch informed the Commission that Gorski Engineering Inc. will be requesting a variance to permit the installation of a driveway within the side yard setbacks of the Limited Industrial property. The future development plans show an industrial flex space building.

OTHER BUSINESS

Ordinance 396– Mr. Wert explained that the proposed Ordinance would rezone a small parcel off of Laurel Lane from Institutional to R-130. He stated that it is believed that it was incorrectly included in the rezone of Peter Becker back in 2000 and the Township is now correcting the issue. There were no questions or comments from the Planning Commission at this time.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, March 5th, 2018 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 7:35 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning