

Assistant Township Manager, Jamie Worman, called the Organizational Meeting of the Franconia Township Planning Commission to order at 7:01 p.m. on Monday, January 14, 2008. Planning Commission Members present included Gerald DeLong, Doug Worley, Keith Kneipp, Kerrin Musselman, Kyle Koffel, Robert Flosdorf and Robert Yothers. Assistant Township Engineer Cynthia Van Hise and Watson Olszewski from the Montgomery County Planning Commission were also present for this meeting.

Ms. Worman accepted nominations for the position of Planning Commission Chairman. Mr. Flosdorf made a motion to nominate Mr. Gerald DeLong. Mr. Worley seconded the motion. The motion passed. Mr. DeLong then presided over the remainder of the organizational and regular meeting. Mr. DeLong accepted nominations for the position of Planning Commission Vice Chairman. Mr. Yothers made a motion to nominate Mr. Doug Worley and Mr. Flosdorf seconded the motion. The motion passed. Mr. DeLong then accepted nominations for the position of Planning Commission Secretary. Mr. Musselman made a motion to nominate Mr. Yothers. Mr. Koffel seconded the motion and the motion passed. The Organizational Meeting came to a close at 7:03 p.m. and the Regular Meeting of the Planning Commission was called to order at 7:04 p.m.

#### **APPROVAL OF MINUTES**

Mr. Worley made a motion to approve the minutes from the December 3, 2007 meeting. Mr. Flosdorf seconded the motion. The motion passed.

#### **SUBDIVISION AND LAND DEVELOPMENT**

##### **OLD BUSINESS**

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

Mr. Worley made a motion to deny this application if an extension of the 90-day time limitation was not submitted prior to the next Board of Supervisors Meeting. Mr. Flosdorf seconded the motion and the motion passed.

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

No action or discussion took place on this application.

Reformed Baptist Church Subdivision (#09-06)

No action or discussion took place on this application.

MCC Resource Center Land Development (#13-06)

Ms. Worman informed the commission that revised plans had been submitted and would be discussed at the February meeting. Mr. Worley made a motion to deny this application if an extension of the 90-day time limitation was not submitted prior to the next Board of Supervisors Meeting. Mr. Yothers seconded the motion and the motion passed.

Everview Construction Lot Line Adjustment (#08-07)

Mr. Kevin Strunk of the Crossroads Group was present to discuss this application. Mr. Strunk gave a brief overview of the plan which consists of a lot line adjustment to straighten out the property line. He reminded the group that this plan was originally approved as the Handley Tract on Haltemen Road. When the subdivision was approved the 2 lots had been arranged in a way to accommodate on-lot sewer systems. Public sewer is now planned for the area and therefore the lots are being reconfigured because the on-lot sites can be removed. With the lot line shift the lots will be normal lots instead of irregular lots. Mr. Strunk reported that the applicant is now in the process of finalizing the plans for bringing public sewer to the site with Mr. George Witmayer, Executive Director of the Franconia Sewer Authority. Mr. Strunk also reported that he had received a review from the Montgomery County Planning Commission which only noted the sewer and Metz did not issue a letter. Ms. Van Hise confirmed that there were no issues with the proposed plans. She added that the exact location of the sewer has not yet been determined but a 30-foot wide sewer easement along the rear of the properties has been depicted on the plans. Since there were no other issues with the plans, Mr. Worley made a motion to recommend the plan for preliminary/final approval. Mr. Musselman seconded the motion. The motion passed.

**New Business**

Synatek Land Development (#01-08)

Ms. Worman explained that plans had been submitted to develop one of the lots from the Hagey Industrial Subdivision located on Schoolhouse Road. Mr. Worley made a motion to formally accept the plan. Mr. Musselman seconded the motion and the motion passed.

Allentown Road Lot Line Adjustment (#02-08)

Ms. Worman explained that plans had been submitted for a lot line adjustment located at 144 Allentown Road. The lot line shift would give additional land to the rear adjoining property that is also in for land development. She added that a rezone application had been submitted to change the LI zoning of this parcel to VC. Mr. Worley made a motion to formally accept the plan. Mr. Musselman seconded the motion and the motion passed.

Souderton Self-Storage Land Development (#03-08)

Ms. Worman explained that plans had been submitted to develop a lot located at Allentown Road and Souder Road. This lot is the rear adjoining lot to 144 Allentown Road that is also before the commission. Mr. Worley made a motion to formally accept the plan. Mr. Musselman seconded the motion and the motion passed.

**ZONING HEARING BOARD APPLICATIONS**

Ms. Worman reported that David & Annette Sowhanger's hearing has been rescheduled for Wednesday, January 23, 2008. She reminded the group that the application had originally come in requesting a special exception to permit an in-law suite at 34 Cowpath Road. She reported that since that time the application has been amended and is now requesting an in-law suite in the house and apartment use in the detached garage. The applicant is also challenging the Zoning Officer's interpretation of the use permitted on the property based off of a permit that had been issued in the 1975. Ms. Worman notified the group that the Board of Supervisors would be sending their solicitor to oppose the application in its entirety.

**OTHER BUSINESS**

There was no other business to discuss.

**NEXT SCHEDULED MEETING**

The next scheduled Planning Commission meeting is Monday, February 4, 2008 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager