

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:07 p.m. on Monday, July 6, 2009. Planning Commission Members present included Bob Yothers, Bob Flosdorf and Kerrin Musselman. Assistant Township Manager Jamie P. Worman, Township Engineer Cindy Van Hise, P.E., and Jean Holland from the Montgomery County Planning Commission were in attendance. Keith Kneipp, Kyle Koffel, and Doug Worley were absent from the meeting. (Excused)

APPROVAL OF MINUTES

Mr. Yothers made a motion to approve the minutes from the June 1st, 2009 regular meeting. Mr. Flosdorf seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

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

No action took place on this application.

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

No action took place on this application.

Martin Subdivision – 132 Church Road (#01-09)

Mr. Kevin Strunk of the Crossroads Group was present to discuss this application. Mr. Andrew Martin, the applicant, was also in attendance. Mr. Strunk gave a brief overview of the project. He addressed the Metz Engineer letter dated June 30th, 2009. He noted that sidewalks were added along the frontage of the proposed lots. He then pointed out that the detention basin was dramatically altered. He explained that the system is now proposed underground. He added that the items listed in the review letter are all “will comply” items and that he would meet with the township engineer to discuss any major technical items still remaining. He then reported that the biggest unknown for the project is sewer. He noted that a gravity line across the frontage of the lots out to Cowpath Road had been discussed but is still unconfirmed. He also mentioned that until the sewer plan is finalized the project is at a standstill because they cannot resubmit to the Montgomery County Conservation District (MCCD) until they accurately depict the sewer on the plans. Mr. Delong replied that once the sewer issue is resolved the plans will be ready for an approval

recommendation. Mr. Roger Koffel, Building Inspector, inquired about the sewer plan to run it out to Indian Valley Meadows. Mr. Strunk replied that that was the original plan but that they received information that the FSA would like to go a different route with the sewer. He added that the church on the corner was still in the picture as well and that they really needed to coordinate everything with everyone involved. Mr. Martin commented on the cost he is incurring due to the indecision on behalf of the authority. Ms. Van Hise suggested that Mr. Strunk contact Mr. George Witmayer, FSA Executive Director, for a final decision on the sewer. Ms. Worman also offered to discuss the issue with Mr. Witmayer. No further discussion took place on this application.

Greystone Organization Land Development – 310 Schoolhouse Road (#02-09)

No action took place on this application. Ms. Worman reported that she received a notice that an application was submitted to the Montgomery County Conservation District for this project. A permit has not yet been issued.

Leidy's Chuch Land Development – W. Cherry Lane & Leidy Road (#03-09)

Ms. Worman reported that revised plans were submitted to the township on June 26th, 2009. Reviews are pending. No further discussion took place on this application.

NEW BUSINESS

NO NEW BUSINESS

ZONING HEARING BOARD APPLICATIONS

NO ZONING HEARING BOARD APPLICATIONS

OTHER BUSINESS

Mr. Kevin Strunk of the Crossroads Group presented a sketch plan for 286 Morwood Road on behalf of Mr. Kenneth Grosse. The rear property line of the subject property adjoins the golf course of the Indian Valley Country Club (IVCC). Mr. Strunk explained that the sketch depicts a simple lot line adjustment in an effort to afford a larger buffer for the landing area surrounding the 6th hole. He continued that the intent is to take additional property from 286 Morwood Road and convey it to the IVCC property. He added that the conveyance of this land will shift the fence line which will be the only visual change from the road. The commission members saw no issues with the proposed sketch.

Ms. Worman informed the commission that proposed ordinance no. 363 was formally circulated. She reminded everyone that any comments on the amendments should be submitted by the August deadline.

Ms. Worman notified the commission that she was in receipt of the revised 537 Plan for Upper Gwynedd and Towamencin Townships. The plan is available for review at the township office.

NEXT SCHEDULED MEETING

Due to lack of business and conflicting vacations, the commission agreed to cancel the August 3rd meeting. The next scheduled Planning Commission meeting is Tuesday, September 8, 2009 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager