

Mr. Jerry DeLong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:03pm on Monday, July 6, 2015. Planning Commission Members present included Kyle Koffel, Robert Yothers, Doug Worley, and Patricia Alderfer. Assistant Township Manager, Jamie Worman and Township Engineer, Cindy VanHise were also present for this meeting. Mr. Kerrin Musselman and Mr. Keith Kneipp were absent.

APPROVAL OF MINUTES

Mr. Yothers made a motion to approve the minutes from the June 1st, 2015 regular meeting. Mr. Worley seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Robert Landes Lot Linde Adjustment – 235 W. Reliance Road (#05-15)

Mr. Scott Camburn of Urwiler & Walter was present to discuss this application. Mr. Camburn gave a brief overview of the plan explaining that the applicant intends to extend his rear yard approximately .5 acres in order to accommodate a detached garage. The garage was recently approved by the Zoning Hearing Board. Mr. Camburn reviewed the letter issued by Metz Engineers dated June 29th, 2015 and agreed to comply with the four comments listed. The Planning Commission (PC) had no questions about the application or plan. Mr. DeLong requested a motion to recommend the plan for conditional preliminary/final approval to the Board of Supervisors (BOS). Mr. Yothers made a motion to that effect. Mr. Worley seconded the motion. The motion passed.

NEW BUSINESS

Robert P. Martin Minor Subdivision – 766 Indian Creek Road (#06-15)

Mr. Scott Camburn of Urwiler & Walter was also present to discuss this application. Mr. Camburn gave a brief overview of the proposed plan explaining that the owner plans on subdividing off a flag lot as permitted under the single-lot subdivision option provided for in the RRR-Rural Resource Residential Zoning District. Mr. Camburn noted that the current property has a home

and an existing wholesale seafood business. The proposed lot will be for a future dwelling for the owner's son. Mr. Camburn added that the existing parcel and the proposed will be serviced by on-lot sewer systems and on-site water. Mr. Camburn also noted that the alternate location for the septic systems has been added to the plans. Mr. Camburn then confirmed receipt of the review letter issued by Metz Engineers, dated June 29th, 2015. He agreed that the applicant will comply with the items noted. Mr. Worley made a motion to formally accept and recommend the plan for conditional preliminary/final approval to the BOS. Mr. Koffel seconded the motion. The motion passed.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman gave an update on the Zoning Hearing Board Applications. She reported that the application that was filed by Cellco Partnership d/b/a Verizon Wireless for a special exception to permit a cell phone tower at 109 Wile Road and a variance to permit the tower to encroach into the front yard setback was heard and approved on Wednesday, June 3rd, 2015. Ms. Worman added that the ZHB did have numerous questions about the proximity to the roadway and their concerns over the equipment facility that is located at the base of the tower. They requested that additional measures be taken in order to protect vehicles that could possibly exit the roadway around the curve. The applicant's engineer agreed to address that concern to the satisfaction of the Township. There were no residents out in opposition to the application. Ms. Worman also reported that the application submitted by E. Robert & Cynthia Schwoyer requesting a variance to permit a pole barn structure to encroach into their side yard setback was heard and approved on Thursday, June 3rd, 2015. The ZHB required that a deed restriction be placed on the property restricting any future commercial use of the structure. The pole barn is permitted only as a residential accessory structure. Ms. Worman reported that there were no ZHB applications filed for July.

OTHER BUSINESS

Mr. Delong asked for an update on the 674 Souder Road Land Development. Ms. Worman replied that the application received preliminary/final approval in May by the BOS. They submitted proof plans in June and those are being reviewed. Ms. Worman also reported that the applicant is working on their sewer planning and will need to meet the DEP requirements in order to have the sewer permitted for the site.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, August 3, 2015 at 7:00 p.m. Mr. Yothers made a motion to adjourn the meeting. Mr. Worley seconded the motion. The motion passed. No further business was discussed and the meeting was adjourned at 7:18 p.m.

Respectfully submitted,

Jamie P. Worman

Assistant Township Manager