

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 p.m. on Monday, June 2, 2008. Planning Commission Members present included Kyle Koffel, Robert Yothers, Kerrin Musselman, Keith Kneipp, Bob Flosdorf, and Doug Worley. Township Manager Kevin D. Bayer, Township Engineer Cindy Van Hise, and Watson Olszewski of the Montgomery County Planning Commission were also present for this meeting.

#### **APPROVAL OF MINUTES**

Mr. Flosdorf made a motion to approve the minutes from the May 5, 2008 meeting. Mr. Kneipp seconded the motion. The motion passed.

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

##### **OLD BUSINESS**

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

No action or discussion took place on this application.

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

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.

##### *MCC Resource Center Land Development (#13-06)*

A review has been completed by Metz Engineers dated May 30, 2008. The applicant is waiting for additional agency reviews and no action was taken on the application at this meeting.

##### *Synatek Land Development (#01-08)*

Mr. Brad Clymer, Mast Engineers, presented an overview of revisions that had been made to the original application. Changes included a revision from two proposed buildings to one proposed building. Additional parking spaces have been proposed. Either curbing or curb-stops will need to be depicted in the parking area. Changes have been made to elevations and basin design. Slopes have been reduced. Basin changes included a “rain-garden” proposal in order to meet BMP

requirements and wetland basin design. The applicant would like to seek a waiver for existing vegetation versus required landscaping improvements. The PC requested a calculation prior to considering any action on the waiver request. Metz Engineer will provide a review and comments on the revised submission.

Allentown Road Lot Line Adjustment (#02-08)

The Board of Supervisors will be considering action on the Re-Zone application at their June Regular meeting. No action was taken on the application.

Souderton Self Storage Land Development (#03-08)

No action or discussion took place on this application.

Souderton Mennonite Homes – Parking Lot Expansion (#04-08)

Mr. Evan Pellegrino, Urwiler and Walter, presented an overview of the proposed parking lot expansion for 65 spaces that would be used primarily for employees and as over-flow parking for evening events at the Souderton Borough Community Park to be located along Colonial and Reliance roads. One lot currently shows an existing single-family dwelling that would be razed. The property is owned by Souderton Mennonite Homes (SMH). Mr. Victor Rose, SMH, provided an overview of existing residential properties that have been acquired by SMH and are currently before the BOS with an application to rezone those properties from R-130 Residential to Institutional. The Re-Zone application is anticipated to be processed by the BOS at their June Regular meeting. A re-zone of the property proposed for the parking lot would be required for any approval recommendations or else the SMH would need to make application to the ZHB for a variance as parking lots are not permitted in the R-130 zoning district. The applicant is proposing an underground detention structure for SWM. A letter has been received from the Souderton Borough relating to discharge of storm-water into their collection system. Pipe size needs to be modified on the plan as recommended in the Metz Engineering letter dated May 29, 2008. The MCPC has also submitted a review letter dated May 29, 2008. The MCPC noted the zoning issues. Discussion regarding sidewalk requirements included a recommendation to defer Reliance Road until future land development is proposed. Other planning issues were review in regards to landscaping and setback issues, but it was recommended that these items be tabled until the Re-Zone application is processed by the BOS as these issues are zoning related. All other waivers would be considered once the zoning issue is resolved. Planned lighting would be the same as the

existing lighting structures on the SMH property. Landscaping along the street frontage would be the same as the existing landscaping along other street frontage at the SMH facility.

Merrill Landes Re-verse Subdivision – Clemens Road (#05-08)

The ZHB had granted are required variances for the proposed 2-lot subdivision. Currently the land has 3 building lots and Mr. Landes has proposed a change to only 2 building lots with Lot 1 containing an existing single-family dwelling. Lot 1 has been granted a variance for setbacks that do not meet the current RR residential zoning requirements. Lot 2 is compliant with the RR residential requirements. Mr. Flosdorf made a motion to recommend a Preliminary/Final Approval to the BOS and Mr. Worley seconded the motion. The motion was unanimously approved.

**New Business**

Mr. Baver reported that Ordinances 347 and 348 would be considered for action via a public hearing at the June BOS Regular meeting. The PC has been provide the proposed ordinances. Any comments should be forwarded. The PC indicated support for the ordinance proposals.

Mr. Baver reported that the BOS would consider action via a public hearing on the lot-line adjustment and re-zoning of approximately 1.6 acres at 144 Allentown Road from Institutional to Village Commercial. This proposal has been reviewed by the PC and they have forwarded their support for the proposed zoning change.

**ZONING HEARING BOARD APPLICATIONS**

Mr. Baver reported that the ZHB had granted a continuance of the Sogia and Sowhanger applications at the request of each applicant.

The Smithfield Group is seeking a variance to change the use of an existing structure from office use to residential use at 219 Allentown Road. The structure originally was a residential use. The PC supported the application but noted that if the variance is approved that it cannot be used for an apartment or multi-family use. Single-family use only.

Kenneth and Naomi Ross have made application to convert an existing In-law suite to a separate apartment use within an existing single-family structure at 522 Schoolhouse Road. The PC did not support the variance request to permit the apartment use. These comments will be forwarded to the BOS for their consideration.

#### **OTHER BUSINESS**

No new business was brought before the commission.

#### **NEXT SCHEDULED MEETING**

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

There was no further business discussed at the meeting. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Kevin D. Baver, Township Manager