

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:07 p.m. on Monday, June 4, 2007. Planning Commission Members present included Doug Worley, Keith Kneipp, Robert Yothers, Kyle Koffel, Kerrin Musselman, and Robert Flosdorf. Assistant Township Manager Jamie P. Worman and Township Engineer Cynthia Van Hise were also present for this meeting. Watson Olszewski from the Montgomery County Planning Commission was absent from the meeting. (Excused)

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the May 7, 2007 regular Planning Commission Meeting with a spelling correction to the word “then” on page 4. Mr. Flosdorf seconded the motion with the correction. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

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

Ms. Worman informed the group that revised plans had been submitted for this project and reviews were pending. No further discussion took place on this application.

Donald & Linda Hagey Subdivision – Schoolhouse Road (#16-05)

Mr. Scott McMackin of Cowan Associates was present to discuss this application. He gave a brief overview of the project and then asked to address the Metz Review Letter dated November 29th, 2006. He explained that it had been suggested in that letter that the applicant submit to PennDot for a review of the plans. He reported that the plans had been revised and resubmitted to PennDot as they requested a traffic study be performed to determine if a left-hand turn lane was required. The study resulted in the determination that a turn lane is not needed. Mr. McMackin then reported that the revised plans had also been submitted to Metz but not reviews have been issued yet. He continued that they did agree to comply with the items listed in the November letter and felt their revised plans covered the outstanding items. Ms. Van Hise replied that the review would be issued for the July meeting, and then she asked if they had addressed the basin comments. Mr. McMackin explained to the commission that there had been quantitative issues with the basin in previous submissions. He assured the commission that the issues have been resolved and the basin has been modified accordingly in the revised plan set. Ms. Van Hise questioned if they had received any

comments regarding the intersection from PennDot. Mr. McMakin replied that there were only the minor addition of an inlet and an increase in pipe size. Mr. Worley asked if there were any proposed uses for the parcels at this time. Mr. Hagey, the applicant, replied that the lot by the street will be kept for his own use and the remaining 2 lots will be sold. Ms. Van Hise questioned the status of the NPDES permit. Mr. McMakin replied that the applicant has received the permit. He then continued that he considered the review letter a final review letter, and the plans were ready for approval. Mr. Worley commented that he would be more comfortable waiting until the actual letter was issued. Mr. Hagey replied that he wanted to know what the engineer was going to pick up from now until next month because every time a review is done new issues are mentioned. Mr. Hagey then insisted that the engineer was delaying this project and that he was missing out on the current building season. Ms. Van Hise replied that the letter they are referring to was dated November 29, 2006 and that revised plans were just submitted so it has been months since there has been any activity. Ms. Worman reminded the applicant and his representative that they were only in the preliminary plan stage and that final plan approval was a separate submission. Mr. McMakin then suggested going through the waivers again to determine where they stood with their requests. Mr. McMakin made his way through the list of waivers. The main items with the waivers were the deferral of street trees and the deferral of the buffering until the lots are developed. Mr. Worley noted that an escrow account should be established for the future installation of the street trees. Ms. Worman informed the applicant that the commission would need an extension of his 90-day time limitation. He agreed to submit the extension. Mr. Worley made a motion to recommend the plans for denial if an extension was not received prior to the Board of Supervisors meeting. Mr. Flosdorf seconded the motion. The motion passed. No further discussion took place on this application.

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)

No action or discussion took place on this application.

Lincoln Woods Subdivision (#01-07)

Mr. Richard Parry of T.H. Properties was present to discuss this application. Mr. Parry gave an update on the Lincoln Woods project. He reported that a new issue has come up in regards to the basin for the proposed project. He continued that the Army Corp of Engineers had come out to the site to look at the erosion gullies, and they identified one area of the property as having Waters of the U.S. on it. The portion of the site is located along the Northeast section of the PA Turnpike was the identified area. This determination required THP to relocate the basin that was along the Turnpike. Mr. Parry continued that in order to accommodate the change they removed the one eyebrow road completely and placed those lots elsewhere on the site. He distributed a revised layout to the commission. Mr. Parry then noted that the revised layout worked out better because it pulled houses away from the Turnpike. He also noted that they had added buffering and a gazebo near the road where it was most visible. He also noted that the trail was removed in the area along the back of the existing houses that have frontage in Lower Salford Township as requested. Mr. Parry explained that the supervisors had requested that THP sidewalk the entire frontage of the property, and remove the trail connection out to the sidewalk. Mr. Delong commented that he liked this submission better than the previous plan. Mr. Worley and Mr. Kneipp agreed. Ms. Van Hise suggested that THP consider arranging the lots in the one area in a way to create a larger gap near the open space area. Mr. Parry replied that they could do that. Mr. Parry then reported that they will be requesting a partial waiver of the buffering around the woodland area. Mr. Parry distributed a picture of the woodland area to demonstrate his position. Ms. Van Hise explained that they wanted the existing vegetation to go toward the requirement. Mr. Delong replied that that was a good idea. Robin McLaughlin of Harleysville questioned whether the basin would have a fence around it. Mr. Parry replied that it would not have a fence but it will be planted and shallow. Ms. Van Hise added that the basin is a maximum of 4-feet deep. No further discussion took place on this application.

Guidemark Land Development (#02-07)

Ms. Worman informed the group that the township and applicant are currently working on revising the entrance from Lower Road to Forman Road. She explained that until that was determined the plans would not be revised. No further discussion took place on this application.

Albert & Kathleen Yoder Minor Subdivision (#03-07)

Ms. Van Hise explained to the commission that this project was simply a lot line adjustment. She distributed a memo regarding the plans. She noted that she is requesting that the future right-of-way be provided at the request of the township if ever needed for the future of the intersection. Ms. Van Hise informed Ms. Kathleen Yoder that she had contacted her engineer and that she was in agreement with the items listed on the memo. Ms. Worman briefly reviewed the letter from county. Mr. Yothers made a motion to recommend the plan for preliminary/final approval to the Board of Supervisors. Mr. Worley seconded the motion. The motion passed.

Paul Miller Minor Subdivision (#04-07)

Mr. Brad Clymer and Mr. Josh Gross from Richard C. Mast Associates were present to discuss this application. Mr. Clymer gave an overview of the project explaining that it was a minor 2-lot subdivision along Mill Road across from the Godshall Quality Meats site. He mentioned that there is a historical mill located on the property. He then addressed the Metz Engineers Review Letter dated June 1st, 2007. Mr. Clymer explained that the existing dwelling would remain on lot 1 and lot 2 would be a new building lot. He also explained that lot 2 would have an easement on it for the driveway to lot 1. Lot 2 would take access off a new driveway out to Mill Road. Mr. Clymer then mentioned that the majority of the remaining items were really drafting items but that he had three issues he wanted to discuss. The first issue he mentioned was regarding the wetland study. Mr. Clymer reported that a wetland study will be performed and he does not foresee any issues with floodplain areas on the site. He added that they did have a soil study completed, and they will provide those calculations to the engineer. Mr. Clymer then reviewed the waivers that are being requested. The applicant is seeking relief from the requirement to show all features within 200 feet of the site with the understanding that any information requested by the engineer will be supplied. The other waiver the applicant is seeking is relief from curbing, sidewalk, and widening of Mill Road. Mr. Clymer explained that there is curbing along Godshall Quality Meats' property but that there is no plans to curb the other side of the street. Ms. Van Hise replied that it was her understanding that the intention of the township was to curb the open space area in the future. However, she noted, there have been no discussions regarding the future improvements for Mill Road. Mr. Clymer replied that the mill itself is a physical constraint to widening the road. He then explained that on a historic site next to open space widening, curbing, and sidewalk were unwarranted. He also added that there are opposing uses along the road, residential and commercial across the street. Mr. Koffel replied that the historic site is making a significant change to itself.

Mr. Clymer agreed that the proposed plan would be a noticeable change to the site. Mr. Delong replied that the curbing should be looked at for stormwater management. Mr. Clymer replied that any extra run-off would be handled away from the road. He then noted how close to the porch curbing would be if installed. Mr. Delong replied that the curbing and widening would have to be reviewed and the opinion of the Road Master should be considered. Mr. Clymer asked if all three, sidewalk, curbing, and widening were being considered. Mr. Delong and Ms. Van Hise replied that they were just considering the widening and curbing. Mr. Clymer then asked about the request for the topography waiver. Ms. Van Hise replied that as long as she had what she needed she was okay with the request. Mr. Clymer then addressed his third issue, which was noted in the additional comments section of the review letter. He explained that the comment cites a section in the code that requires public water and sewer for any subdivision in the R-130 district. He then explained that he did not believe it could be required since there is no public water near the site except in the Kingscote Development. Mr. Clymer added that he cannot interpret that section to mean it is required. Ms. Worman explained to Mr. Clymer that the property was not rezoned and that it had always been an R-130 parcel. She continued that it is not his determination that would matter. The zoning ordinance is requiring it, and it would be up to the Zoning Officer to make a determination of how the code is to be interpreted. If the applicant disagrees with the Zoning Officer's determination he can appeal to the Zoning Hearing Board. She also noted that the Planning Commission and the Board of Supervisors cannot waive something in zoning. Mr. Paul Miller, the applicant, requested to comment on the curbing issue. He commented that he felt curbing would ruin the look of the mill. No further discussion took place on this application.

New Business

Abram & Phyllis Godshall Minor Subdivision (#05-07)

Ms. Worman informed the group that this application had received a conditional use approval to permit a 2-acre subdivision of a parcel located within the Rural Resource District. Mr. Kneipp made a motion to formally accept this application. Mr. Worley seconded the motion. The motion passed.

Mininger Subdivision (#06-07)

Ms. Worman informed the group that this project would have to go through a conditional use hearing as required by the Rural Resource District. Mr. Kneipp made a motion to formally accept this application. Mr. Worley seconded the motion. The motion passed.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that the Church of Latter Day Saints had received approval of their application to the Zoning Hearing Board to permit a church in a residential district. The church is looking to develop a property along Route 113 across from Maple Avenue.

OTHER BUSINESS

Ms. Worman informed the group that the Indian Valley Regional Planning Commission was currently in the review period for the first comprehensive plan and map amendment. The changes were all minimal and were basically cleanup items. The group then discussed the need to reschedule the July meeting due to vacation. The Commission decided to reschedule the meeting for July 9, 2007.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, July 9, 2007 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager