

Mr. Gerald Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:05 p.m. on Monday, June 4, 2012. Planning Commission Members present included Keith Kneipp, Doug Worley, Robert Yothers, Kyle Koffel and Patricia Alderfer. Assistant Township Manager, Jamie P. Worman, Township Engineer, Cindy Van Hise, and Jean Holland from the Montgomery County Planning Commission were also present for this meeting. Planning Commission member Kerrin Musselman was absent (excused).

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the March 5th, 2012 regular meeting. Mr. Kneipp seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

NO OLD BUSINESS

NEW BUSINESS

Brian Shaughnessy Minor Lot Line Adjustment- 230 Harleysville Pike (#02-12)

Ms. Worman reported that an application had been received and distributed for a minor lot line adjustment located at 230 Harleysville Pike. She explained that the Shaughnessy's were interested in increasing the size of their rear yard. They are proposing to shift the rear lot line back in order to acquire approximately 7,000 square feet of additional acreage from the adjoining property. Mr. Yothers made a motion to formally accept the application. Mr. Worley seconded the motion. The motion passed. The application and plans are currently being reviewed.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that the application submitted by the North Penn Water Authority for a variance pertaining to the height of their proposed water tower was approved. The Authority had been before the Planning Commission in March of 2012 to review the proposed plans for a water tower to be located on the Leidy Property situated along

Township Line Road. She reminded the group that the project will not go through land development but was required to receive the necessary relief from the Zoning Hearing Board.

OTHER BUSINESS

Mr. DeLong welcomed Mr. Eric Jarrell from the Montgomery County Planning Commission who was present to discuss revisions to the comprehensive plan. Mr. Jarrell gave an overview of the comprehensive plan explaining that he is working with the regional planning commission to revise the current plan. He added that the plans are usually revised every ten years. The last one was adopted in 2005 and therefore, it is time to start the process of revising it so that it is ready in time. He continued to explain that they will be using the new census data to update the information contained within the plan. He then explained that he is coming out to the various planning commissions to get feedback as to what problems or issues face each municipality and to make sure these items are covered in the comprehensive plan. He then distributed the goals and objectives section of the plan and reviewed it with the group. He noted that a historic/cultural component was added to the plan as well as an energy/sustainability section. He reviewed the questionnaire that was sent out to the members prior to the meeting and he stressed that the key points will be circulated throughout the process so there will be additional opportunities to change or modify things. Discussion ensued pertaining to commercial zoning along the 113 corridor. Mr. Yothers voiced his concern about businesses leaving the community and relocating to more visible areas along the 309 highway. He wondered what the tax ramifications would be to the township if that occurred. Mr. Jarrell replied that the MCPC would be able to facilitate a zoning change should Franconia ever decide to change the zoning in that area. He then pointed out that the map of the region indicates only five land uses. He explained that when this was originally completed they wanted to keep the issues at a minimum and get the plan finished. This time around he would like to see a more textured map with expanded land uses. More discussion regarding commercial and retail space ensued. Mr. Jarrell touched on the changes in stormwater management and how the requirements under the MS4 would be included in the plan as well. The group also briefly touched on the need for

additional sports fields, increased recreational opportunities and the possibility of a sports complex. Mr. DeLong thanked Mr. Jarrell for his presentation.

NEXT SCHEDULED MEETING

The next regularly scheduled Planning Commission meeting is July 2, 2012 at 7:00 p.m. There was no further business discussed at the meeting. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager