

Mr. Gerald Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02 p.m. on Monday, June 6, 2011. Planning Commission Members present included Keith Kneipp, Robert Yothers, Kerrin Musselman, Doug Worley 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 Kyle Koffel was absent (excused).

### **APPROVAL OF MINUTES**

Mr. Yothers made a motion to approve the minutes from the May 2<sup>nd</sup>, 2011 regular meeting. Ms. Alderfer seconded the motion. The motion passed.

### **SUBDIVISION AND LAND DEVELOPMENT**

#### **OLD BUSINESS**

#### *Godshall Quality Meats Minor Subdivision –698 Mill Road (#01-11)*

Mr. Brad Clymer of Richard C. Mast Associates was present to discuss this application. He reported that the zoning issues that came up at the last meeting have since been resolved. He then reported that the revised plans addressed all the comments contained within the first review letter. He continued that the applicant is in receipt of the most recent Metz Engineers review letter dated May 31, 2011 and the applicant will comply with all the comments contained within that letter as well. He then distributed an 11x14 version of the revised plans pointing out the inclusion of the note pertaining to the trail easement. Mr. Musselman made a motion to recommend the project for conditional preliminary/final approval. Mr. Worley seconded the motion. The motion passed.

#### **NEW BUSINESS**

NO NEW BUSINESS

### **ZONING HEARING BOARD APPLICATIONS**

Ms. Worman reported that the zoning hearing board application, filed by Scott Boyles requesting a variance to permit the height of his garage to exceed the code requirement was heard and approved on May 11, 2011. She also reported that the zoning hearing scheduled for the application submitted by Jose Coronado requesting a variance to permit housing for six seasonal employees on the second floor of the rear building located on his property at 668 County Line Road was continued and is now scheduled for Wednesday, June 8, 2011. She continued that this application is also challenging the validity of our ordinance citing the inclusion of defined "rooming houses" but not providing for its use. Ms. Worman reminded the commission that this application was previously submitted and the Board of Supervisors entered a formal opposition in conjunction with the application. The Board of Supervisors still remain in opposition of the application.

#### **OTHER BUSINESS**

Ms. Worman reminded the planning commission that they should all be in receipt of the proposed Ordinance 371 and any comments in that regard should be forwarded to the Township Manager. Ms. Worman explained that the proposed ordinance was to add a section pertaining to environmental buffers to the Township code as it was inadvertently omitted during an ordinance update in 2009. She added that there is also a proposal to remove the parking restrictions that exist on Cherry Lane. The restrictions were put in place in conjunction with the Souderton Area High School and since the school is no longer in use the restrictions are no longer needed.

#### **NEXT SCHEDULED MEETING**

Mr. Delong noted that the next regularly scheduled Planning Commission meeting is July 5, 2011 but since no new applications have been submitted to date the meeting will not be held. The next scheduled meeting after that is Monday, August 1, 2011 at 7:00 p.m. There was no further business discussed at the meeting. Mr. Worley made a motion to adjourn the meeting. Mr. Yothers second the motion. The meeting was adjourned at 7:11 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager

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