

Mr. Gerald DeLong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00pm on Monday, June 6th, 2016. Planning Commission Members present included Doug Worley, Robert Yothers, Patricia Alderfer, and Keith Kneipp. Township Engineer, Douglas C. Rossino, and Planning and Zoning Coordinator Beth T. Gooch were also present for this meeting. Excused were Kyle Koffel and Kerrin Mussleman.

APPROVAL OF MINUTES

Mr. DeLong asked for a motion to approve the minutes, from the May 2nd, 2016 regular meeting. Mr. Worley made the motion and Mr. Kneipp seconded. All were in favor, minutes were approved.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Bergey's Truck Center Land Development – Route 113 (#11-15)

No new information to report at this time.

NEW BUSINESS

None

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that the ZHB granted the relief requested by the Alderfer Poultry Farm for property located at 724 Harleysville Pike during the May 5th hearing. The next hearing is scheduled for July 6th, 2016 for Godshall's Quality Meats. They are requesting an off-site identification sign and a variance to construct solar panels outside the required setbacks.

OTHER BUSINESS

Christopher Canavan, W.B. Homes, was present to discuss a sketch for Land Development for the "Clermont" Subdivision located at 31 Cowpath Road. The property was successfully rezoned to allow the MRD overlay to be extended. Mr. Canavan pointed out that the sketch plan proposes the access to align with Mininger Road and the emergency access will be located on Township Line Road. The trail connection continues into Harrington Village. Mr. Canavan requested feedback on a few issues that have come up in the Gilmore Engineer Review letter. He questioned if the PC would like any of the open space be donated to the township or should it be

maintained by the Home Owner's Association. He also suggested that portions be maintained by the HOA and other portions be opened to the public. Ms. Alderfer asked if the trail would be for public use and run into the 55 and older community. Mr. Canavan stated that the trail would connect to the public portion of the Harrington Village trail, not the private trail. The wooded land would be preserved as much as possible. Mr. Worley stated that he would love to see a public park on a portion of the open space, but might not be ideal. Leaving it as a meadow might be more appropriate. Mr. DeLong agreed.

The second issue that Mr. Canavan addressed is if the PC would prefer one or two points of access. The current sketch plans shows one primary and one secondary/emergency access. The traffic study indicates that it would not be required to have two access points. Mr. DeLong stated that he liked the plan as it was presented. Ms. Alderfer questioned the traffic flow of Mininger Road and the difficulty of turning onto Cowpath Road. She felt that maybe a four way stop would help. Mr. Kneipp questioned possible plans that were discussed involving Mininger Road and the 309 Connector plans. Discussion determined that the idea of cul-de-sacing the road has been abandoned. Mr. Kneipp reported that the 309 project is still a number of years away. Mr. Rossino reported that township has been receiving a lot of questions about trails and the future plans for trails, so he felt that the design of the 309 connector is actively going on. The general consensus of the Planning commission was in support of the single access with an emergency secondary access. Mr. Worley commented that this plan was much nicer than the previous sketch. Mr. Kneipp stated that the one point entry prevents any cutting through of traffic. Mr. Canavan informed the Planning Commission that his next step will be a staff meeting, followed by engineering and then back before the Planning Commission in a few months.

NEXT SCHEDULED MEETING

The next scheduled meeting is Tuesday, July 5th, 2016 at 7:00 p.m. Chairman DeLong asked for a motion to adjourn. Mr. Worley made a motion to adjourn the meeting. Ms. Alderfer seconded the motion. The motion passed. No further business was discussed and the meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Beth T. Gooch

Planning and Zoning Coordinator