

Mr. Gerald DeLong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02pm on Monday, May 2nd, 2016. Planning Commission Members present included Doug Worley, Kyle Koffel, and Keith Kneipp. Township Engineer, Janene Marchand, and Planning and Zoning Coordinator Beth T. Gooch were also present for this meeting. Excused were Robert Yothers, Patricia Alderfer, and Kerrin Mussleman.

APPROVAL OF MINUTES

Mr. DeLong asked for a motion to approve the minutes, from the April 7th, 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

Hagey Road Land Development – HD Indoor RV/Boat Storage

Ms. Gooch reported that the Conditional Use Hearing had been continued and will be heard on Monday May 16th at the Board of Supervisors Work session scheduled to begin at 5pm.

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

No new information to report at this time.

Sustainable Waste Solutions Land Development – Hagey Road Lot 4 (#03-16)

Mr. Richard Mast was present to discuss the following waiver requests. A waiver from providing existing features within 200 feet of the site and a waiver from the requirement to provide sidewalk. Mr. Mast explained that currently there is no sidewalk in the vicinity of the project. A waiver is requested from the minimum pipe size of 18 inches for the proposed lawn inlet drainage collecting system. SWS is also requesting a waiver to allow proposed plantings and stormwater facilities within the existing drainage easement. Additionally a waiver to place the required island where more than 15 spaces will be in a single row. The plan still will provide the appropriate number of islands. Chairman DeLong asked for a motion for Preliminary Approval. Mr. Worley made the motion and Mr. Kneipp seconded. All were in favor 4-0.

Andrew Martin Subdivision /Consolidation– Church Road (#04-16)

Mr. Andrew Martin was present to answer any question regarding his Subdivision/Consolidation Plans. He agreed that new plans would be submitted complying with the issues in the Township Engineer's letter dated April 19, 2016. Mr. Worley made a motion to grant Preliminary/Final Approval. Mr. Kneipp seconded. The motion and all voted in favor. 4-0

NEW BUSINESS

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that the ZHB granted the relief requested by both Grace Community Church and for property located on 200 W. Cherry Lane at the April 7th hearing. Three applications are scheduled for the hearing to be held on Thursday, May 5th. Brenda Moyer is requesting relief in regards to the size of an accessory structure for storage within the building set backs on her property located at 940 Alycia Lane. Ms. Eileen Landis is requesting permission to install an in-law suite separate from the primary residential home, but over an existing business located at 705 Morwood Road. The third application is from Hoff Properties for the development located at 840 Harleysville Pike requesting additional signage.

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, June 6th, 2016 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. Kneipp seconded the motion. The motion passed. No further business was discussed and the meeting was adjourned at 7:23 p.m.

Respectfully submitted,

Beth T. Gooch

Planning and Zoning Coordinator