

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:09 p.m. on Monday, November 5, 2007. Planning Commission Members present included Robert Yothers, Kyle Koffel, Kerrin Musselman, Keith Kneipp, and Doug Worley. Assistant Township Manager Jamie P. Worman and Township Engineer Cindy Van Hise were also present for this meeting. Robert Flosdorf and Watson Olszewski were both absent from the meeting. (Excused).

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the October 1, 2007 regular Planning Commission Meeting with a correction of a typing error on page 2 of the minutes. Mr. Kneipp seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

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

Ms. Worman reminded the group that a recommendation for denial was needed if an extension of the 90-day time limitation was not submitted prior to the next Board of Supervisors' meeting. Mr. Worley made a motion to deny the application. Mr. Koffel seconded the motion and the motion passed. No further discussion took place on this application.

Ken Taggart Subdivision- 521 Cowpath Road (#05-06)

Ms. Worman reminded the group that a recommendation for denial was needed if an extension of the 90-day time limitation was not submitted prior to the next Board of Supervisors' meeting. Mr. Worley made a motion to deny the application. Mr. Musselman seconded the motion and the motion passed. No further discussion took place on this application.

Reformed Baptist Church Subdivision (#09-06)

Mr. Brad Clymer of Richard C. Mast Associates arrived late and reported on this project after we had gone through the other projects listed on the agenda. Mr. Clymer addressed the letter issued by Metz Engineers dated October 29th, 2007. He noted that the applicant will comply with the items listed in the letter. He then reported that they were working on a few clean-up items and then would submit to the Montgomery County Conservation District for review. Mr. Clymer did want to

discuss a few of the items noted in the letter. He first addressed the alignment of the driveways. He explained that the shared driveway is proposed with 3 90-degree turns and then a split at the end to each lot. He noted that the concern of this alignment is whether larger trucks would be able to make it down the driveway. Ms. Van Hise added that her main concern is emergency vehicles and their ability to maneuver around the bends down the driveway. Mr. Delong then asked if the turns could be softened. Mr. Clymer replied that they could be softened and a stabilized shoulder could be provided without lying more concrete. Ms. Van Hise questioned what would happen in the winter when the snow is plowed. Mr. Clymer questioned if the township was looking for a turnaround. Ms. Van Hise replied that they are concerned with all 3 turns and would need to see what the turning radius would be and that is how the calculation would be determined. Mr. Clymer then questioned if widening the driveway was also desired. Ms. Van Hise replied that he could propose widening at the curb. Mr. Kneipp then asked whether two cars could pass down the driveway at a 16-foot width. Mr. Clymer replied that two cars could fit. He then suggested that he contact the fire company and see what size their largest truck is and use that data for his calculations. Mr. Delong then asked if the turning radius coming off Allentown Road should be wider. Ms. Van Hise said that it could be increased as it will be tight as proposed. Mr. Clymer then moved on to the stormwater design. He reported that he will be in touch with Ms. Van Hise for clarity on a few stormwater items. He then mentioned that the applicant is seeking a waiver from a landscaping requirement. The applicant is asking to use existing vegetation toward the required planting. He noted that some trees are located within the right-of-way so he would not be entitled to a waiver in those areas but they are still requesting it. Mr. Worley asked how close the trees were to the right-of-way. Mr. Clymer replied within 5-feet. Mr. Worley replied that he would say the trees outside of the right-of-way could count against the requirement and the ones in the right-of-way could not. Mr. Clymer then asked if there was a particular area the commission wanted the trees to be located. Mr. Worley replied that the trees could be clustered and then moved around. Mr. Clymer then mentioned that the applicant is seeking a waiver from the requirement of having a landscape architect sign and seal the landscape plan. He explained that the church had spent a larger amount of money for this project and could save the expense. The Planning Commission collectively agreed that they did not support this waiver request. No further discussion took place on this application.

MCC Resource Center Land Development (#13-06)

Mr. Brad Clymer of Richard C. Mast Associates gave a brief update on this project. He stated that they are working to resolve a few major items and then revisions would be submitted. He noted that

when they do come back before the commission they will want to solidify the road improvement requirements. No further discussion took place on this application.

Lincoln Woods Subdivision (#01-07)

No action or discussion took place on this application.

Guidemark Land Development (#02-07)

Ms. Susan Rice from Stout, Tacconelli & Associates and the applicant Doug Dolinar were present to discuss this application. Ms. Rice gave a brief overview of the project and explained that revised plans had been submitted showing a new entrance off of a Forman Road. She then addressed the Metz Engineers review letter dated October 29th, 2007. Ms. Rice explained that the temporary cul-de-sac that is proposed was brought out to the property line and the length exceeds what is permitted so they will be requesting a waiver for the length. She also mentioned that the letter suggests that a temporary emergency access be considered. Mr. Delong questioned whether this dead-end would be extended later. Ms. Van Hise replied that the road does have a bulb. Mr. Worley added but it will be extended in the future. Ms. Van Hise replied yes it would be extended in the future but could operate as a temporary cul-de-sac for a long time. Ms. Rice commented that she did not feel an emergency access would be feasible for this site. She also noted that the cartway proposed is 32 feet wide and Hagey Road does not have the emergency access either. Mr. Delong commented that he agreed an emergency access didn't fit. Mr. Yothers added that it isn't a residential site either. Mr. Worley then added that it seemed logical not to have the emergency access. Ms. Rice then addressed the curbing along the side of the property. She explained that curbing is not proposed in that area because of future expansion. She added that the curbing is not needed for stormwater management and they were agreeable to adding a note to the plan stating that the curbing will be done later after expansion has occurred. She also noted that no sidewalk is proposed and they would be seeking a waiver for the road improvements on Forman Road because of the added cost. Mr. Worley asked what was being done on the Hagey Road extension. Ms. Rice replied that that is curbed. Ms. Van Hise commented that this was the time to get the curbing. Mr. Delong and Mr. Worley agreed that the area on Forman Road should be curbed. Ms. Rice then noted that they would be requesting a deferral on street trees for lots 3, 4, and 5. The commission agreed that they would support that request. Ms. Rice then addressed the truck turning comment. She explained that the entrance had been widened to accommodate the truck turns. The width proposed is 46-feet and truck access will be restricted. Ms. Van Hise asked how often tractor trailers

accessed the site. Mr. Dolinar replied that the trucks currently access the site about 4 times a week on a 24-foot wide entrance. Ms. Van Hise replied that the radius would need to be increased and if it is a low volume of traffic it would be acceptable. Ms. Rice concluded her presentation by stating that they would remove the one waiver regarding Forman Road and will comply with the other items mentioned in the letter. Mr. Worley then asked if stormwater had been addressed. Ms. Van Hise replied that they only need a drainage approval. She also added that they need a response from the Montgomery County Conservation District as well. Mr. Delong replied that once the review letter from the MCCD was received they would recommend approval. No further discussion took place on this application.

Bracalente Trustees Minor Subdivision (#07-07)

Ms. Susan Rice from Stout, Tacconelli & Associates was present to discuss this application. She gave an overview of the project stating that the applicant is proposing a minor subdivision located at the corner of Cowpath Road and Erie Avenue. She also explained that the applicants were settling an estate which was the reason for the application. She reported that she had received a review letter from the county as well as one from Metz Engineers. She reported that the lot areas are currently under review by the Zoning Officer to determine if they need to go before the Zoning Hearing Board because of the lot size. She then addressed the waivers the applicant would be seeking. The major items they were requesting relief from were the curbing, sidewalk, and road widening. She explained that the requirements for improvements would be too costly for such a minor project. She then addressed a few items listed in the Metz review letter dated October 29th, 2007. The first comment dealt with the suggestion of removing one access off of Cowpath Road. Ms. Rice explained that the clients wished to keep the second driveway. Ms. Rice then addressed the removal of the oak trees. She explained that her clients were not interested in removing the trees. Mr. Delong replied that the trees would need to be removed when improvements were made to the area because the plan is to reconstruct Erie Avenue. The one applicant Bob Neubert explained that they are trying to settle an estate so they are trying to avoid removing trees or installing any improvements because it would not be feasible at this time. Mr. Koffel questioned whether Erie Avenue would have sidewalk on both sides of the street. Ms. Van Hise replied that it would have sidewalk on both sides of the street. Mr. Delong then commented that the improvements on Erie Avenue could be deferred and a note could be added to the plan that those improvements would be done when the Township goes in and reconstructs Erie Avenue. Ms. Rice then questioned if the same could be done for Cowpath Road. Ms. Van Hise said that the road should have curb and

sidewalk but a deferral could be considered by the commission. She also reminded the group that Cowpath Road was a PennDot Road. Discussion took place of possibly having the improvements on Cowpath Road be triggered by the development of lot 2. Mr. Neubert asked if the widening of Cowpath would take place within the dedicated right-of-way. Ms. Van Hise explained to Mr. Neubert how the widening would take place. Mr. Koffel noted that his vote as to defer improvements on Erie Avenue. The commission agreed. Ms. Rice asked if a fee in lieu of improvements would be acceptable. Mr. Koffel replied that it would be more advantageous to just have a deferral. Mr. Worley suggested the commission withhold any decisions on the application until a zoning decision is rendered. Mr. Delong confirmed that the group agreed with the deferral of improvements on Erie Avenue until such time that the township reconstructs Erie Avenue and on Cowpath Road until lot 2 develops. The tree removal would also be deferred until the development of lot 2 or request from the township. The group agreed. No further discussion took place on this application.

New Business

There was no new business listed on the agenda.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that Sogia Investments' Zoning Hearing has been continued. The hearing is tentatively scheduled for November 13th, 2007.

Ms. Worman reported that Mark Hess has made an application to the Zoning Hearing Board. The applicant is seeking a special exception to permit an in-law suite at his residence located at 879 Sunset Lane. The hearing is scheduled for November 13th, 2007.

Ms. Worman reported that David & Annette Sowhangar have made application to the Zoning Hearing Board for a special exception to permit an in-law suite at the property they are restoring located at 34 Cowpath Road. A hearing is scheduled for November 13th, 2007.

OTHER BUSINESS

Mr. Rick Mast of Richard C. Mast Associates was present to discuss the Synatek & Kratz sketch plan. He explained that the sketch plan is a proposal for the development of lot 2 of the Hagey Industrial Subdivision located on Schoolhouse Road and currently in the subdivision approval process. He then gave an overview of the two companies he was representing describing Synatek as a supply and distribution commercial lawn care equipment company. He also noted that Ron Kratz was the president of Goods Plumbing and Heating Company. He then explained that the goal of the two companies was to provide a better space for working with room to expand and grow their businesses. Both clients were also interested in actually owning the building where their business operated. Mr. Mast then noted that the proposed building would be approximately 60,000 square feet. Synatek would have 20,000 square feet of the building as would Good's. The remaining 20,000 square feet would be leased to a future tenant. A condo arrangement would be established to handle the ownership of the building with everything outside of the building being a jointly owned common area. Mr. Mast then noted that the plans show a future building as phase 2. Mr. Mast then explained that there would be one main access off of the cul-de-sac with a loading area in the back. The front sections would be offices, parking and landscaped areas. He also mentioned that there would be traffic circulation around all sides of the building and a designated storage area. The plan indicates a larger setback where it abuts residential properties. Mr. Mast addressed stormwater stating that a single basin would accommodate the runoff. He then noted that the applicant is interested in tying into public sewer. Mr. Mast then asked if there were any comments or questions regarding the proposed project. Mr. Worley commented that the plan looked like a nice proposal and that the turning radius would need to be looked at and that stormwater is always a concern. No further discussion took place on this sketch plan.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, December 3, 2007 at 7:00 p.m. There was no further business discussed at the meeting. The meeting was adjourned at 8:14 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager