

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 p.m. on Monday, October 1, 2007. Planning Commission Members present included Robert Yothers, Kyle Koffel, Kerrin Musselman, Keith Kneipp, Robert Flosdorf and Doug Worley. Assistant Township Manager Jamie P. Worman, Township Engineer Cindy Van Hise, and Watson Olszewski from the Montgomery County Planning Commission were also present for this meeting.

#### **APPROVAL OF MINUTES**

Mr. Yothers made a motion to approve the minutes from the September 5, 2007 regular Planning Commission Meeting. Mr. Worley seconded the motion. The motion passed.

#### **SUBDIVISION AND LAND DEVELOPMENT**

##### **OLD BUSINESS**

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

No action or discussion took place on this application.

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

No action or discussion took place on this application.

##### *Reformed Baptist Church Subdivision (#09-06)*

Mr. Brad Clymer of Richard C. Mast Associates reported that revised plans for this project would be submitted to the Township within the next day. No further discussion took place on this application.

##### *MCC Resource Center Land Development (#13-06)*

Mr. Brad Clymer of Richard C. Mast Associates was present to discuss this application. He informed the board that the PennDot meeting he had been advised to set-up after the last meeting has not yet been scheduled. He then addressed the Metz Engineer's letter dated September 26<sup>th</sup>, 2007. He reviewed a few items listed in the letter questioning if rights-of-way are to be excluded from the gross and net tract area of lots 1 and 2. Ms. Van Hise replied that they should be excluded from the calculation. Mr. Clymer then touched on the curbing issue. He reminded the commission that the applicant had originally requested a waiver from curbing. Since that time they looked into interior curbing and have added it all the way around the lower portion of the site. He then

questioned if curbing was needed in the parking area. Ms. Van Hise replied that they would need something between the building and the parking lot, either curb or bumper blocks. Mr. Clymer then noted that where they don't show the curbing they will have bumper blocks. Mr. Worley and Mr. Delong commented that they would prefer curbing along the entire site not just the lower portion. Ms. Van Hise added that the only area she would be okay with no curbing would be in the rear of the building. Mr. Clymer commented that if they do the curb all the way around it will increase the stormwater system. Mr. Delong replied that they are adamant about curbing but they would agree with Ms. Van Hise that curbing is not needed in the rear of the building where the sheet flow goes right into the basin. Ms. Van Hise then questioned whether a trail is being proposed. Mr. Delong reminded Mr. Clymer that they had wanted an easement added to the plans for a future trail connection along the power lines. Mr. Clymer replied that they did agree to put the easement on the plan. 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. Kneipp seconded the motion and the motion passed. No further discussion took place on this application.

#### Lincoln Woods Subdivision (#01-07)

Ms. Van Hise gave a brief update on this project. She stated that she had met with Richard Parry of THP regarding the frontage improvements on Kulp Road. She reported that they are still working on that issue and nothing has been agreed to yet. No further discussion took place on this application.

#### Guidemark Land Development (#02-07)

No action or discussion took place on this application.

### **New Business**

#### Bracalente Trustees Minor Subdivision (#07-07)

Ms. Worman informed that commission that Nancy Cliver was making a formal application for a minor subdivision of a property located at 463 Cowpath Road. Mr. Worley made a motion to formally accept the application. Mr. Flosdorf seconded the motion and the motion passed. No further discussion took place on this application.

## **ZONING HEARING BOARD APPLICATIONS**

Ms. Worman reported that Sogia Investments' Zoning Hearing has been continued. The hearing is tentatively scheduled for November. She reminded the group that the application was in regards to a variance to allow the proposed dwelling to intrude into the required setback and to allow for the construction of one single family dwelling on a lot containing steep slopes. Ms. Worman noted that the Board of Supervisors would most likely be filing an objection to this application if the driveway location cannot be settled in advance of the hearing.

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 will be scheduled in November.

Ms. Worman reported that Andrew & Jill Spangler who had made application to the Zoning Hearing Board for a special exception to permit an in-law suite at their future residence located at 522 Dewar Drive has been approved.

## **OTHER BUSINESS**

Margaret Zook of the Souderton Mennonite Home presented a sketch plan for an expansion project. Ms. Zook gave a quick overview of the Souderton Mennonite Home and then turned the presentation over to Mr. Evan Pellegrino of Urwiler & Walter Inc. Mr. Pellegrino explained that the applicant is proposing a 4-story addition to the existing building. He explained that in order to accommodate the addition they would be removing 2 quad buildings, a recreational center and other housing. He continued that they would add parking but would try to keep with the existing layout. He noted that they are currently doing infiltration testing at the site and are investigating the possibility of an underground retention basin. He also noted that the out parcels will be combined through consolidation and made into one larger site. Mr. Donald Wirt who is the architect for the project then presented the renderings of the proposed building. He explained that there will be 5 types of units which will range in size from 900 square feet to 1200 square feet. These units will be apartments for independent living. The apartments will have balconies and screened in sunrooms. There will be 14 units per floor with 56 units in total. He mentioned that they would be removing parking in some areas but adding it in other for a total increase of 90 spaces. He then displayed the rendering that showed the natural downgrade of the site. He explained that to help offset the

downgrade the building will have a lower level that would only be exposed on the backside of the building. He explained that they were aware they would need to approach the Zoning Hearing Board for relief of the building height since the total height is 47 feet. He commented that technically the occupied space falls into the 40-foot height requirement because the mean height of the roof to grade roof area is attic space. He finished his presentation by noting other areas that they will need relief from mainly being parking distances from the building. Mr. Flosdorf questioned what would happen if the infiltration testing doesn't work. Mr. Pellegrino replied that they are going to do a series of testing and if it is too low they will still do the underground retention basin but instead of perforated pipe they would use a solid pipe. Mr. Kneipp suggested the Fire Companies view the plans as well. Ms. Worman replied that the Fire Marshal is required to review the plans and that he made a good point. No further discussion took place.

Ms. Worman announced that she had a planning module application for the U.S. Stone Land Development. Mr. Musselman made a motion to accept the planning module. Mr. Flosdorf seconded the motion and the motion passed.

#### **NEXT SCHEDULED MEETING**

The next scheduled Planning Commission meeting is Monday, November 5, 2007 at 7:00 p.m. There was no further business discussed at the meeting. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager