

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:03 p.m. on Monday, October 4, 2010. Planning Commission Members present included Doug Worley, Keith Kneipp, Kyle Koffel, Kerrin Musselman, Robert Yothers and Patricia Alderfer. Township Engineer Cindy VanHise, P.E., and Jean Holland from the Montgomery County Planning Commission were in attendance. Township Manager Kevin D. Baver and Assistant Township Manager Jamie P. Worman were absent from the meeting. (Excused)

### **APPROVAL OF MINUTES**

Mr. Musselman made a motion to approve the minutes from the September 7<sup>th</sup>, 2010 regular meeting. Mr. Kneipp seconded the motion. The motion passed.

### **SUBDIVISION AND LAND DEVELOPMENT**

#### **OLD BUSINESS**

##### *Leidy's Church Land Development – Leidy Road & W. Cherry Lane (#03-09)*

Ms. VanHise informed the commission that the applicant's engineer had resubmitted revised plans last week; therefore a review letter would be generated for discussion/review at the next Planning Commission meeting.

##### *Godshall Lot Line Adjustment – 995 and 989 Camp Road (#06-10)*

Mr. Jeremy Hoagland of The Crossroads Group was present to discuss this application. Mr. Hoagland explained that this plan was a swapping of approximately 15 acres of land from one property to another property along Camp Road, both under the same ownership. This tract of land was the subject of a minor subdivision that occurred about two years ago. Mr. Hoagland explained that no earthmoving or construction was proposed with this application. Mr. Hoagland stated that he had received review letters from Metz Engineers and MCPC and that he would comply with all comments in the letters, as they all were drafting comments. Mr. Worley made a motion to recommend the project for conditional preliminary / final approval based on the September 29, 2010 Metz Engineer's letter and Mr. Musselman seconded the motion. The motion passed.

## **NEW BUSINESS**

### Alderfer Reverse Minor Subdivision - 661 Meetinghouse Road (#07-10)

Mr. Brad Alderfer was present to discuss this application. Mr. Alderfer explained that he proposed to combine two adjacent residential lots along Meetinghouse Road that were subject of a minor subdivision in 2005. He explained that the reverse subdivision was to create one larger lot, identical to what existed before the minor subdivision. Currently both lots are undeveloped and Mr. Alderfer intends to construct a home on the consolidated lot. The board was not objectionable to the application, therefore Mr. Worley made a motion to recommend the project for conditional preliminary / final approval based on the September 29, 2010 Metz Engineer's letter and Mr. Musselman seconded the motion. The motion passed.

## **ZONING HEARING BOARD APPLICATIONS**

Mr. Delong provided an update on three zoning hearing board applications, as follows:

Mr. Delong reported that the Jose Coronado application to permit the rental of space above the garage on property located at 668 County Line Road within the R-130 zoning district has been continued. A new hearing date is pending.

Mr. Delong reported that the two applications from T-Mobile to permit additional antennas on existing towers located at 741 Souder Road and 783 Harleysville Pike have a zoning hearing scheduled for October 13, 2010.

## **OTHER BUSINESS**

Mr. Delong reported that the draft Ordinance for U&O Permits had been circulated for public review and that if any commission members had comments they should forward them to Ms. Worman. Mr. Roger Koffel and Mr. Jerry Rittenhouse, Township Code Enforcement officials, explained portions of the proposed Ordinance and how it would be applied if adopted.

**NEXT SCHEDULED MEETING**

The next scheduled Planning Commission meeting is Monday, November 1, 2010 at 7:00 p.m. There was no further business discussed at the meeting. Mr. Worley made a motion which was seconded by Mr. Kneipp to adjourn the meeting. The meeting was adjourned at 7:13 p.m.

Respectfully submitted,

Cindy VanHise, Township Engineer

DRAFT