

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:04 p.m. on Monday, October 5, 2009. Planning Commission Members present included Bob Yothers, Keith Kneipp, Kyle Koffel, Kerrin Musselman and Patricia Alderfer. Assistant Township Manager Jamie P. Worman, Township Engineer Cindy Van Hise, P.E., and Jean Holland from the Montgomery County Planning Commission were in attendance.

#### **APPROVAL OF MINUTES**

Mr. Yothers made a motion to approve the minutes from the September 8<sup>th</sup>, 2009 regular meeting. Mr. Kneipp noted that there was a typographical error pertaining to the spelling of the word “church”. Mr. Kneipp seconded the motion with the correction as noted. The motion passed.

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

##### **OLD BUSINESS**

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

No action took place on this application.

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

No action took place on this application.

##### *Martin Subdivision – 132 Church Road (#01-09)*

Mr. Kevin Strunk of the Crossroads Group was present to discuss this application. Mr. Strunk updated the commission by reporting that the applicant is working with the church and George Witmayer, Executive Director of the Franconia Sewer Authority, for sewer in relation to this project. The church agreed to the plan for public sewer service. Mr. Strunk explained that everything has been agreed upon and now the engineering must occur. He then noted that there were no major changes to the plans. The sidewalk along the frontage of the lots was added. He then presented a formal waiver letter and reviewed the requests. The major points were a request for a partial waiver to include all features within 200 feet of the site. They were willing to provide whatever the engineer felt necessary. The other item was a request for relief from the diameter size and material of a pipe. Ms. Van Hise replied that she had no issues with the waivers. Mr. Strunk then reviewed the revised sanitary plan and noted there would be a temporary pump station until public sewer was ready. Ms. Van Hise informed the commission that since the last submission the

MCCD issued a review letter. Mr. Strunk added that there were minor issues in the letter they will address along with the items noted in the FSA Engineer's letter. Mr. Koffel made a motion to recommend the project for conditional preliminary approval. Mr. Musselman seconded the motion. The motion passed.

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

Mr. Strunk briefly noted that the applicant is currently working on the landscaping waiver requests and would be back before the board in December. No further discussion took place on this application.

*Herb's Landscaping Minor Subdivision – 402 Morwood Road (#04-09)*

Ms. Cynthia Smith of Horizon Engineers was present to discuss this application. She gave a brief overview of the project explaining that it was a minor 2-lot subdivision with no improvements proposed at this time. The property, that is located at the corner of Morwood Road and Allentown Road, would be subdivided into two parcels. Ms. Smith reported that she was in receipt of the Metz Engineer's review letter dated September 30<sup>th</sup>, 2009. She noted that there were minor clean-up items listed in the letter and they would comply. She then reviewed the eight waivers the applicant is requesting. She reminded the commission that no improvements were proposed at this time. Mr. Delong added that most of the waivers being requested would be addressed when development occurred. He suggested noting that on the plans. Ms. Van Hise suggested the commission consider deferring the requirements until future development occurs rather than waiving them. Ms. Smith agreed stating that if the lot were to develop they would be back in before the board. Ms. Worman added that a deferral of sidewalks is also appropriate as opposed to a full waiver. Ms. Van Hise agreed. Ms. Smith then questioned the comment pertaining to public water. She explained that currently there is no need for public water except that zoning requires it. Ms. Worman voiced her understanding that tying into public water and sewer was a requirement that would need to be complied with right away. Mr. Delong reiterated that the applicant would need to agree to hook up to public water and sewer and then the remaining improvements could be listed on the plan as a deferral. Mr. Kneipp made a motion to recommend the project for conditional preliminary/final approval with the conditions as noted. Mr. Musselman seconded the motion. The motion passed.

## **NEW BUSINESS**

NO NEW BUSINESS

## **ZONING HEARING BOARD APPLICATIONS**

Ms. Worman reported that the application submitted by R. Kyle and Tina Nice for a variance to permit a proposed addition to their home, which is located at 342 Cowpath Road, to encroach into the side yard by 20-feet was approved.

Ms. Worman reported that the zoning hearing for L.Merrill and Martha Yoder and T-Mobile Northeast LLC has been continued. The applicants are seeking various interpretations, special exceptions, and variances pertaining to their request to install a 140-foot cell phone tower which will also operate as a wind turbine electric generator on their property located at 761 Cowpath Road. Ms. Worman reported that the hearing went on for an extremely long time and after a few hours the board ended the hearing and will continue it at a future date. No date has been determined at this time.

Ms. Worman reported that an application was received by Robert Hunsicker requesting permission to allow more than 2 four-legged domestic animals on his property located at 431 Morwood Road. Ms. Worman explained that the property owner has a number of sheep on his property which is not permitted by zoning. The hearing is scheduled for October 15<sup>th</sup>, 2009.

Ms. Worman also reported that two applications were received from T-Mobile Northeast LLC requesting a variance to permit the addition of antennae and equipment boxes to two existing towers. The towers are located at 671 Allentown Road and Cowpath & Township Line Rds. The hearing is scheduled for October 15<sup>th</sup>, 2009.

## **OTHER BUSINESS**

Ms. Worman introduced the newly appointed planning commission member, Patricia Alderfer. Everyone welcomed Ms. Alderfer to the commission.

Ms. Worman reported that Ordinance Number 365 has been formally distributed for review. The ordinance will be before the Board of Supervisors at their November meeting.

**NEXT SCHEDULED MEETING**

The next scheduled Planning Commission meeting is Monday, November 2, 2009 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager