

Mr. Gerald Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:03 p.m. on Tuesday, September 4, 2012. Planning Commission Members present included Keith Kneipp, Robert Yothers, Kerrin Musselman, Doug Worley, Kyle Koffel and Patricia Alderfer. Assistant Township Manager, Jamie P. Worman and Township Engineer, Cindy Van Hise were also present for this meeting. Montgomery County Planning Commission Representative, Jean Holland, was absent (excused).

APPROVAL OF MINUTES

Mr. Delong made a motion to approve the minutes from the July 2nd, 2012 regular meeting. Mr. Worley seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

NO NEW BUSINESS

NEW BUSINESS

Vistas at Highland Ridge –W.B. Homes Crestwood Dr. & Hunsicker Rd (#02-03)

Mr. Christopher Canavan of W.B. Homes Inc. was present to discuss this application. He gave an overview of the project and explained that the land development application had received preliminary approval back in 2007. At that time the application proposed a 26-lot development on 28 acres. He continued that the proposal also indicated public water and on-lot sewer systems. He explained that W.B. Homes was required to put in controlled fill sites which had to sit for four years. He reported that they are well past that four year window and have recently had all the sites tested and they all passed. They can now move forward with the project. He continued that since that time the economy has changed and because of that they have been forced to change the project somewhat which is why they are back before the Planning Commission with a revised layout and plan. He then went over the revised plan pointing out that since the last submission they have eliminated a road, cul-de-sac, and 3 lots. They have also rearranged a few lots creating flag lots and revised the configuration of the basin. He then noted that they are proposing

a narrow roadway connecting Crestwood Drive and Eisenhour Drive similar to the current Crestwood Drive. The roadway will utilize swales instead of curbing. He then added that originally lot 3 and lot 5 were backing up to Hunsicker Road. By rearranging the alignment of these lots using a shared driveway, they were able to front Hunsicker Road which will make those lots more appealing to a potential buyer. Mr. Canavan then touched on the issue of sewer. He reported that he was in receipt of the SC Engineer's review letter. He continued that W.B. Homes has had numerous discussions regarding the potential for public sewer at this location with the Franconia Sewer Authority. After exhausting all possible scenarios to coordinate a joint effort of bringing sewer to the area, W.B. Homes moved forward with the on-lot systems as they had no other choice. Mr. Canavan added that between time frames, cost of construction, and schedules there was no suitable way to get public sewer to the site. He then reported that they have move forward with the filing of their planning module at this point. Mr. Worley questioned if the shared driveway lots had the ability to have their own driveway in the event they ever needed to do so in the future. Mr. Canavan replied that they did have enough space to each have a separate leg to their lots if needed in the future. Ms. Worman explained that she had received a letter from a concerned resident on Eisenhour Drive regarding the reconfiguration of his driveway in relation to this new development. She asked if that issue had been addressed. Mr. Canavan replied that the issue with Mr. Hedrick's driveway was resolved. They had met with him and came to an agreement that they would relocate his driveway to a less steep area and then tie it into the current road. He added that they will also resolve any drainage issued that currently exist. Mr. Hedrick was in the audience and confirmed that he was satisfied with the new driveway configuration. Mr. Mark West, a resident from 718 Eisenhour Drive, questioned why they are making the road a through road and not two cul-de-sac roads instead. Mr. Canavan replied that the through road was a Township requirement and that through roads are better for emergency services. He added that the roadway was planned to eventually go through and their plan was developed under that concept. Mr. Worley added that it is better for public safety to have a through road.

Mr. Canavan reported that he was in receipt of the Metz Engineers' review letter dated August 30th, 2012. He noted that they will comply with most of the items listed in the letter but he did want to discuss a few of the items. He referred to page six and went over the "other considerations" section of the document. He reported that they will work with the Mr. Hayden, a resident noted in the review, to bring him into public water. He then continued that the rest of the items are mainly cleanup items. Mr. Canavan noted that there was one additional planning item he wished to discuss and this dealt with sidewalks. He explained that right now the plans indicate sidewalk on both sides. This equates to approximately 10,000 square feet of impervious surface. Mr. Canavan continued that by eliminating the sidewalk they would be able to eliminate a significant amount of impervious. He added that if they even eliminated sidewalks on the one side of the street they could reduce that number down to 4,000 square feet. Mr. Canavan requested feedback from the commission on sidewalks. Mr. Delong replied that it has been the commission's policy to require sidewalk and he added that he still felt sidewalk was necessary. Mr. Musselman added that he too was in favor of sidewalks. Mr. Kneipp also stated that he thought the sidewalks were beneficial for children taking the bus to school. Mr. Worley questioned if sidewalks on one side and curbing on both was a solution as it might help with stormwater management. A resident from 748 Crestwood Drive, James Odenwald, mentioned that the children walk down to the corner of the street and get the bus now. Mr. Kneipp explained that that will change once the road is no longer a cul-de-sac. Mr. Koffel then added that there were obviously positives and negatives to sidewalk but if we don't put them in now it will never get done. Mr. Kneipp questioned whether there was a trail proposed. Ms. Worman replied that originally the idea to have a path along Hunsicker Road was suggested but it was not received well and has since been taken off the table. Mr. Yothers commented that he was in favor of sidewalks and Ms. Alderfer agreed. Mr. Canavan replied that he wanted to suggest the possible sidewalk scenarios but gathers from the response that the consensus is that sidewalk is still required.

There were a few more questions from the audience members. Resident, Mr. Mark West, questioned the alignment of the shared driveway. Mr. Canavan explained the alignment.

The same resident questioned the drainage, as well as, the pile of fill that has been sitting on the site for the last few years. Mr. Canavan replied that creative grading will handle the runoff and that the mound will remain until such time it can be moved or used at the site. Mr. Hedrick questioned where Crestwood Drive would end and Gerhart Lane would begin. Mr. Canavan replied that that will be handled with signage. That concluded the conversation and no further discussion took place on this application.

ZONING HEARING BOARD APPLICATIONS

NO ZONING HEARING BOARD APPLICATIONS

OTHER BUSINESS

Ms. Worman presented a sketch plan that was received by Cyril and Lenore Rennels for the possible future subdivision of their property located at 654 Morwood Road. She explained that the residents are interested in subdividing off the rear portion of their property in order to build a single-family dwelling that they will relocate to when they retire. They currently live in the existing home which they would then sell. The property falls within the Rural Resource Residential (RRR) Zoning District making it a rather complicated minor subdivision. She added that the plan is currently being informally reviewed by the land planner and engineer.

NEXT SCHEDULED MEETING

Ms. Worman noted that it would be unlikely that the group would meet in October since there have been no submissions to date. She added that she would be in touch should that be the case. The next scheduled meeting (if necessary) is Monday, October 1, 2012 at 7:00 p.m. There was no further business discussed at the meeting. Mr. Worley made a motion to adjourn the meeting. Mr. Kneipp seconded the motion. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager