

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 p.m. on Wednesday, September 5, 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. Flosdorf made a motion to approve the minutes from the August 6, 2007 regular Planning Commission Meeting. Mr. Kneipp 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)

Mr. Koffel made a motion to deny the plans if an extension of the 90-day time limitation was not received prior to the September Board of Supervisors' Meeting. Mr. Flosdorf seconded the motion. The motion passed. No further discussion took place on this application.

Reformed Baptist Church Subdivision (#09-06)

No action or 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 his purpose was to bring everyone up to speed on the progress of the project. He reported that frontage improvements had been discussed with the Board of Supervisors. He then explained that they had submitted a plan showing a realignment of Souder Road as requested by the Township. The realignment is based off of the PennDot design that was originally part of the 309 Connector Project but has since been removed from the plan. Mr. Clymer explained that the PennDot design had the road leaving the right-of-way entirely by the time it reached their

property line. He noted that the impact to their property based off the PennDot design was negligible and would only require additional area to be given for the road realignment. He then went on to discuss his own revision to the PennDot plan, which led him to the design he submitted to the township that deviates somewhat from the original design. He explained that he held the center line of the road on both ends and created a large radius and realigned the right-of-way in that area in an effort to eliminate a gap in the right-of-way. In doing this the road is then realigned and widened on both sides. The driveway was also realigned at the request of George Witmayer, the Franconia Sewer Authority Executive Director, because of a future sewer easement. Mr. Clymer then explained that there is a lot left to be designed in regards to the road realignment but this was the concept they were working with at this time. Mr. Clymer then noted that there would be a timing issue with the road realignment. If the road work is not done the applicant will need an easement from MOPAC for site distance issues. He then added that the applicant is not in favor of doing all the improvements right now. Mr. Delong asked if the applicant was prepared to move forward without the realigned road with the idea that it can fit into the plan at a later time. Mr. Clymer said that was correct. He explained that they would provide the needed right-of-way and then possibly escrow funds. Mr. Delong then questioned whether the Commission should address realignment with this project without hearing first from the state. Mr. Clymer replied that their concern was just the engineering and involved costs. Mr. Kneipp suggested that PennDot be made aware of the design before moving further with it. Ms. Van Hise then added that it would be a good idea for the applicant to set up a pre-application meeting with PennDot. She offered to join the applicant and representative at this meeting. Mr. Clymer agreed. Mr. Delong then noted that the objective is to get the road to the highest point and then leave the intersection the same. Mr. Clymer then brought it to the Commission's attention that they have revised the plans to include the subdivision of the upper portion of the property. He explained that by doing this it would help offset the costs of the project. He also mentioned that they were hoping to escrow money for the future improvements when the lot is developed. Mr. Clymer also mentioned that North Penn Water has agreed to provide public water and that nothing has been finalized with the sewer. No further discussion took place on this application.

Lincoln Woods Subdivision (#01-07)

Mr. Richard Parry of T.H. Properties was present to discuss this application. He distributed a copy of the revised plan and then gave an update on the progress of the project. He noted that revised plans had been submitted on September 4th, 2007 and reviews were pending. He mentioned that at

this point he is hopeful that he has addressed all the main site plan items. He explained that the side slope of Basin #3 on the side of the turnpike has been reduced. He noted that a resubmission was made to the Franconia Sewer Authority and the Montgomery County Conservation District and approval granted from the North Penn Water Authority. He also noted that a full application had been submitted to PennDot for review. Mr. Parry continued informing the group that individual lamp posts had been added to the plan and there would be a light installed at the two intersections with Kulp Road. Mr. DeLong asked if they have addressed the frontage improvements along Kulp Road in conjunction with the existing farmstead. Mr. Parry replied that they had received a letter from Mr. Baver, Township Manager, regarding those improvements. They were currently reviewing that letter. He did add that the improvements will be installed in front of the farmstead. Mr. DeLong commented that he was happy to see that. Ms. Van Hise questioned if the Commission had any comments regarding the lights at Kulp Road. Mr. Worley replied no. No further discussion took place on this application.

Guidemark Land Development (#02-07)

No action or discussion took place on this application.

Paul Miller Minor Subdivision (#04-07)

Mr. Worley made a motion to formally accept the withdrawal of this application by the applicant, Paul Miller. Mr. Flosdorf seconded the motion. The motion passed.

Mininger Subdivision (#06-07)

Mr. Barry Lindsley of Horizon Engineers was present to discuss this application. He started by informing the Commission that they were seeking preliminary/final approval of the plan. He reported that they had received a clean review letter from Metz Engineer's dated August 28, 2007. He reminded the Commission that the project involves a tract of land on Clemens Road that is approximately 7 acres. They are dividing the property into 3 lots at approximately 2 acres each. He explained that the main change to the plan was that they added the actual building areas on the lots and deed restricted the open space. Ms. Van Hise asked if the Commission was comfortable with the waivers. Everyone was comfortable with the waivers. Ms. Worman reminded the Commission that this project was a subject of a conditional use hearing. She explained that the Board of Supervisors had instructed the applicant to revise the plans to show the building areas and restricted open space and get a recommendation from the Planning Commission prior to closing the hearing.

Therefore, the approval recommendation would have to be conditioned upon a conditional use approval being granted by the Board of Supervisors. The Commission agreed and Mr. Worley made a motion to recommend the project for conditional preliminary/final approval to the Board of Supervisors. Mr. Flosdorf seconded the motion. The motion passed unanimously. No further discussion took place on this application.

New Business

There was no new business discussed.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that Sogia Investments' Zoning Hearing had been rescheduled for September 10, 2007. 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.

Ms. Worman reported that Andrew & Jill Spangler had made application to the Zoning Hearing Board. The applicant is seeking a special exception to permit an in-law suite at their future residence located at 522 Dewar Drive. The hearing is scheduled for September 10, 2007.

OTHER BUSINESS

Ms. Worman announced that the proposed zoning ordinance amendments that were scheduled for a public hearing on August 20th, 2007 have been tabled. The county and other entities had raised concerns about the flag lot provisions and other details within the ordinances. Therefore, the ordinance amendments will be reviewed and revised and re-circulated in the future.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, October 1, 2007 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager