

Ms. Patricia Alderfer called the Regular Meeting of the Franconia Township Planning Commission to order at 7:03 pm on Tuesday, September 8, 2015. Planning Commission Members present included Robert Yothers, Kyle Koffel, and Keith Kneipp. Township Engineer, Cindy VanHise was also present for this meeting. Planning Commission Members Jerry Delong, Doug Worley and Kerrin Musselman were absent along with Assistant Township Manager, Jamie P. Worman. (Excused).

APPROVAL OF MINUTES

Mr. Yothers made a motion to approve the minutes from the July 6th 2015 regular meeting. Mr. Kneipp seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

NO OLD BUSINESS

NEW BUSINESS

Richard Kapusta Subdivision – 935 Landis Road (#07-15)

Ms. VanHise provided an update on this project since the applicant was not present. She stated that upon her review of the submitted plan, it was determined that the RRR zoning requirements were not met. Therefore a meeting was held with the applicant and his engineer to explain the zoning and conditional use hearing requirements. The applicant stated that he will revise the plan per the meeting and resubmit for review at a future meeting.

Schuler Minor Subdivision – 35 Church Road (#08-15)

Mr. Scott Camburn of Urwiler and Walter was present, along with BJ Schuler, the applicant/owner of the tract of land. Mr. Camburn explained that this is a minor 2 lot subdivision on Church Road that comprises an existing dwelling, which will remain and is currently served by public water and sewer, along with the creation of a flag lot which will also be served by public water and sewer.

The property is dual zoned with R100 zoning along the frontage and R130 zoning on the rear of the property. Mr. Camburn stated that he applied the R100 zoning, but the Township Solicitor had determined that the R130 zoning needs to be applied to the newly created lot. Mr. Camburn said they would comply with this. Then Mr. Camburn stated that they would comply with all comments in the September 4, 2015 Township Engineer's letter. Ms. VanHise stated that this is a minor subdivision with no earthmoving proposed. Ms. Alderfer made a motion to formally accept the plan and Mr. Yothers seconded the motion. Mr. Camburn then requested conditional preliminary/final approval from the Planning Commission. Mr. Yothers made a motion to recommend conditional preliminary/final approval and Mr. Kneipp seconded. The motion passed.

ZONING HEARING BOARD APPLICATIONS

Ms. VanHise reported that the ZHB had granted a variance to WB Homes to permit an off-premise sign for their Vista's at Highland Ridge development. The sign is to be placed at the intersection of Keller Creamery Road and Route 113.

OTHER BUSINESS

Lincoln Woods Amended Final Land Development Plan - Update

Ms. VanHise provided an update on this 83 lot subdivision along Kulp Road that had received conditional final approval in 2008. The applicant, TH Properties, is phasing this project and Phase 1 comprises 29 residential lots. Phase 1 has received their NPDES permit from MCCD and the Township Engineer's office issued a review letter on September 28, 2015 for the Phase 1 plans. TH Properties is scheduled to attend the Board of Supervisors work session meeting on September 9th for a possible recommendation of conditional final approval for Phase 1 only. If received, TH Properties hopes to break ground by the end of September. There was no further discussion.

NCC Automated Systems Expansion - Update

Ms. VanHise provided an updated on this project located at 255 Schoolhouse Road. In 1999 approval was received for a land development, but the developer did not construct the entire building at that time. Therefore the owner/applicant now wishes to construction a 17,000 square

foot building expansion with additional parking. The Township had determined this would be reviewed/approved as a grading permit plan. A preconstruction meeting has been held for this project and the construction is to start soon. The property owner was agreeable to the condition that it connects to public water and public sewer, both available in Schoolhouse Road. There was no further discussion.

Sketch Plan (Revised) – Bergey’s Truck Center (455 Harleysville Pike)

Ms. VanHise stated that Bergey’s was originally scheduled to present a revised sketch plan at this evening’s Planning Commission meeting, but decided to proceed with a staff level meeting first. Mr. Yothers stated that the project may now be proceeding with 2 phases. There was no further discussion.

MCPC Comprehensive Plan Presentation – September 21, 2015

Ms. VanHise stated that a representative from the County Planning Commission had requested to provide an update on the county comprehensive plan at a combined Planning Commission / Board of Supervisors meeting. This presentation is to occur at the Supervisors work session meeting on September 21, 2015. Ms. VanHise stated that either she or Ms. Worman will provide a reminder to the Planning Commission to attend this presentation.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, October 5, 2015 at 7:00 p.m. Mr. Kneipp made a motion to adjourn the meeting. Mr. Yothers seconded the motion. The motion passed. No further business was discussed and the meeting was adjourned at 7:17 p.m.

Respectfully submitted,

Cindy VanHise, Township Engineer