

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 p.m. on Monday, April 7, 2008. Planning Commission Members present included Kyle Koffel, Robert Yothers, Kerrin Musselman, Keith Kneipp, Bob Flosdorf, and Doug Worley. Assistant Township Manager Jamie P. Worman, Township Engineer Cindy Van Hise, and Watson Olszewski of the Montgomery County Planning Commission were also present for this meeting. There was no March 2008 Planning Commission meeting due a lack of quorum.

APPROVAL OF MINUTES

Mr. Flosdorf made a motion to approve the minutes from the February 4, 2008 meeting. Mr. Worley 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)

No action or discussion took place on this application.

Reformed Baptist Church Subdivision (#09-06)

Mr. Brad Clymer reviewed the proposed subdivision and noted that the NPDES Permit and the PennDOT Highway Occupancy Permit have been received. Ms. Van Hise noted that the driveway alignment has been modified as requested by the PC and all issues listed in the Metz Engineering review letter dated February 27, 2008 have been satisfied for consideration by the PC. Mr. Worley made a motion to recommend Preliminary/Final Conditional Approval to the BOS. Mr. Musselman seconded the motion and the motion was unanimously approved.

MCC Resource Center Land Development (#13-06)

Mr. Brad Clymer reported that revisions are currently being prepared for submission. No action was taken on this application.

Synatek Land Development (#01-08)

Mr. Baver reported that the applicant met with Ms. Van Hise and staff on March 26, 2008 to discuss items related to the proposed site development. Metz Engineers has issued a review letter dated April 2, 2008. The applicant is preparing revisions and will re-submit to the PC during May 2008. The applicant may be prepared to review its proposal at the June 2008 meeting. No further action was taken at this time.

Allentown Road Lot Line Adjustment (#02-08)

Mr. Brian Spray reviewed the proposed lot-line adjustment that is currently pending action by the BOS for a potential re-zone of the parcel representing approximately 1.8+/- acres from Industrial to Village Commercial (VC). The applicant presented several concepts as to how the lot could be re-developed should it be re-zoned. Options included razing the existing structure and developing the tract into an office/retail setting as permitted under the VC zoning. Another option included retaining the current structure and adding other buildings. The PC noted that keeping the existing structure would limit sight-distance improvements at the intersection. Mr. Olszewski, MCPC commented that the structure should be preserved for historical purposes. Mr. Baver commented that the existing structure has been modified several times over the years and that the original style of the structure has been modified. However, the VC requires that any re-construction of structures be similar to those removed and noted the All My Children child-care facility in the Elroy VC district that had been re-built while maintaining the style of the old structure that had to be replaced. The PC noted that the concepts limited the access to the site from Allentown Road and that access would be primarily from Souder Road as there are sight-distance concerns that would be subject to a PennDOT HOP. The PC was satisfied that the parcel could be reasonably re-developed under the VC and recommended that the BOS take positive action on the re-zone application.

Souderton Self Storage Land Development (#03-08)

Mr. Spray reviewed the proposed self-storage facility and addressed the latest review letter from Metz Engineering dated February 27, 2008. The PC noted that turning movements within the site have been addressed to the satisfaction of the engineer. There was discussion concerning the buildings, access to the site and storm-water management issues. The site proposes 5 separate buildings that will include two buildings with climate control features including fire suppression via

sprinklers. Public water and public sewer are available to the site. There were concerns about storage of boats, trailers, etc... that would require adequate space. The applicant indicated that that type of storage would not be permitted at this site. Curbing will be required, but a waiver from sidewalk would require a fee in-lieu which would be decided by the BOS. There is an easement proposed to allow access to the site previously discussed that may develop under the VC. A rendering was presented of the proposed buffer/landscaping and the PC was satisfied that the code has been met. A review by the Fire Marshall must be performed before any action by the PC.

New Business

No new business was brought before the commission.

ZONING HEARING BOARD APPLICATIONS

Mr. Baver reported that the ZHB had granted approval of the Cricket Communications application for a cell-tower antenna at 458 Morwood Road and the THP In-Law Suite at 316 Elmwood Lane.

OTHER BUSINESS

The Conditional Use Hearing scheduled for Merrill Landis has been cancelled and the plan must be presented to the ZHB. Mr. Landis will present a Reverse Subdivision plan.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, May 5, 2008 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Kevin D. Baver, Township Manager