

Mr. Gerald Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 p.m. on Monday, August 5, 2013. Planning Commission Members present included Doug Worley, Robert Yothers, Patricia Alderfer, Kyle Koffel, and Kerrin Musselman. Assistant Township Manager, Jamie P. Worman and Township Engineer, Cindy Van Hise were also present for this meeting. Planning Commission member Keith Kneipp was absent. (excused).

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the July 1st, 2013 regular meeting. Mr. Musselman seconded the motion. The motion passed.

OTHER BUSINESS

Mr. Delong skipped down the agenda to “Other Business” in order to accommodate a scheduling conflict with a presenter. He invited Mr. Christopher Canavan of W.B. Homes Inc. to present his sketch plan proposal. Mr. Canavan explained that he was at the meeting to discuss the Bagley Tract, which is located at the corner of Allentown Road and Souder Road. The parcel, as he noted, was originally before the PC as the Souderton Self Storage Land Development. That land development received approval but the applicants never moved forward with the plans. Therefore, the parcel is back on the market. Mr. Canavan informed the commission that he is scheduled to go before the Board of Supervisors (BOS) at their work session on Friday. They are seeking consideration for a possible rezone of the parcel from the Limited Industrial designation (LI) to a Village Commercial (VC) designation. He continued that the request would be to simply extend the VC District to include the back portion of this parcel. The front parcel, which was subdivided off of the tract a few years ago, is zoned VC. He then reviewed the two plans W.B. Homes Inc. had come up with for the possible residential development of the tract. Plan A was a by-right development that would be permitted under the VC District. The plan depicted a cul-de-sac road with seven twin homes (side by side) along the new road and then two additional buildings along Allentown Road. The total amount of buildings shown on the plan was nine which totaled 18 living units. The units proposed are side by side 3-story twins. Mr. Canavan then presented Plan B

which was an unlotted development where the homeowner would own only the footprint of the building but not the land around it. The removal of lot lines would permit a clustering option where more open space could be preserved. It also eliminated the units along Allentown Road. Ms. Van Hise, P.E. questioned the dimensions of the cul-de-sac roadway. Mr. Canavan replied that the roadway as shown was not per code and they would need to seek relief as they could not comply with the current code. Mr. Worley questioned where the two zoning districts are currently divided. Mr. Canavan showed him on the plan where the line exists and added that there is a natural break there between the two uses. Mr. DeLong commented that he liked the second concept where the units were removed from Allentown Road. Mr. Canavan replied that the second concept doesn't give additional units but it is a nicer design. Ms. Van Hise, P.E. asked the members if they were supportive of a zoning change for the parcel. Mr. DeLong and Mr. Worley both replied that they would be supportive of a zoning change as they felt the previous proposal was too intense for the site. Ms. Worman added that a self storage facility was not what was envisioned when the VC District was developed. Mr. Worley questioned if there would be a garage. Mr. Canavan replied that yes the units would have a garage and look similar to the units they're currently building in Salford Township. Mr. Musselman questioned if the road would accommodate buses. Mr. Canavan replied that buses would not enter the cul-de-sac road. The members all agreed that they were generally supportive of the proposal and would not voice any opposition. No further discussion took place on the sketch plan.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Godshall's Quality Meats New Facility Land Development –Mark Godshall, 743 Hagey Center Drive (#01-13)

Ms. Van Hise, P.E. reported that no revisions have been submitted for this project.

Hoff Minor Subdivision- Hoff Properties, 618 Melvin Road (#02-13)

Mr. Brad Clymer of Richard C. Mast Associates was present to discuss this application. He noted that he was in receipt of the Metz Engineers letter, dated July 29th, 2013. He continued that the applicant will comply with all of the items outlined in the letter. He addressed the shared driveway comment and explained that at the commission's recommendation, they will be keeping the driveway entirely on one lot and will prepare an easement agreement that includes a maintenance plan. Mr. Clymer then explained that the driveway is currently 20 feet at the road and then tapers into a 16 foot wide driveway. He questioned whether they could make the entire driveway 16 feet instead of 20 feet wide at the road since the requirement under the code is only 16 feet. Ms. Van Hise, P.E. replied that she had no issue with that. Mr. Clymer continued that they will be adding elevations to the plan and a letter will be sent to the neighbor about the encroachment issue. Ms. Van Hise, P.E. reminded the applicant that demolition is to occur prior to plan recordation. Mr. Worley made a motion to recommend the plan for conditional preliminary/final approval. Mr. Yothers seconded the motion. The motion passed.

NEW BUSINESS

NO NEW BUSINESS

ZONING HEARING BOARD APPLICATIONS

NO ZONING.

OTHER BUSINESS

Ms. Worman reported that the Township is working with Amplifier Research on an addition they are planning to their facility on Schoolhouse Road. The addition will be handled via a grading permit as they received a waiver of land development.

Ms. Worman reported that she had attended a joint meeting with Salford Township, West Rockhill Township, Montgomery County Planning Commission (MCPC), and DCNR to discuss the possibility of creating a greenway along the East Branch of the Perkiomen Creek. She explained the meeting that was put together by the MCPC and West Rockhill

Township to see if there was any interest in working together to create a trail in this area. Ms. Worman reported that she spoke on behalf of Franconia Township and explained that there was significant access issues associated with this proposal in that the properties located along the creek were not owned by the Township. Gaining access easements would be a difficult task. She added that, aside from the ownership, the terrain was also an issue as it was extremely steep and not conducive to walking. Ms. Worman continued that she felt the Township would be better served trying to make a connection with the extension of an existing trail like the one at Forrest Meadow Park. The members agreed that a better plan would be needed before committing to anything and they did not see a trail along Greenhill Road being a desirable location. Ms. Worman concluded that the group plans to revisit the issue in September.

NEXT SCHEDULED MEETING

The next scheduled meeting is Tuesday, September 3, 2013 at 7:00 p.m. There was no further business discussed at the meeting. Mr. Delong made a motion to adjourn the meeting and Mr. Worley seconded the motion. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager