

Mr. Gerald DeLong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Tuesday, September 3rd, 2019. Planning Commission Members present included Chairman Gerald DeLong, Steven Barndt, Douglas Worley, George Balzer, John Medendorp and Keith Kneipp. Director of Planning and Zoning Beth T. Gooch, Township Engineer Janene Marchand, and Township Solicitor Eric Wert were also present.

APPROVAL OF MINUTES

Chairman DeLong asked if there were any comments or corrections to be made to the minutes, hearing none, Mr. Worley made a motion for approval. Mr. Barndt seconded the motion to approve the minutes from the August 5th, 2019 regular meeting. The motion passed, 6-0.

SUBDIVISION AND LAND DEVELOPMENT

OTHER BUSINESS

Indian Valley MEH LLC – Zoning Map and Ordinance amendment

Mr. Joe Kuhls was present and explained the proposed rezone of the property located at 14 County Line Road and that the associated map change is scheduled for a hearing on September 16th at 7 p.m. The applicant is also requesting an ordinance amendment to move the detention basin regulations from the zoning ordinance to the subdivision and land development ordinance. He stated that the parcel subject to the map change is adjacent to the property, otherwise known as Biggie's, which is already zoned commercial. The property is currently zoned R-100 and has a nonconforming use. It has been used commercially and should the rezone be approved the proposal will clean up the corner and be developed with a professional office building. At this time the proposed parking may or may not conform to current zoning and the applicant will go before the Zoning Hearing Board if necessary. The Planning Commission recommends the proposal of the map change and the text changes regarding the detention basin regulations. Solicitor Wert added that the comments received from the Montgomery County Planning Commission were generally in favor of both as well.

OLD BUSINESS

Nancy Shelly joined the meeting in progress at 7:10 p.m.

Bayard Estates (#04-19) Mr. Christopher Canavan was present to discuss the land development project on behalf of W.B. Homes. He stated that the proposed text amendment that was just

discussed also is part of the review letter received for this project and the location of the detention basins. Mr. Canavan explained that the Zoning Hearing Board granted the requests for variances in order to develop the project as presented. This allowed the density to be clustered along one side of the tract and leave the opposite side as Open Space. He addressed the first review letter dated August 30, 2019, from Gilmore and Associates. The project will require a few waiver requests, some of which are standard. A partial waiver request will be made in order to only widen Indian Creek Road on the development side of the project and only install curbing and sidewalks along that same side. Mr. Kneipp asked if there was space between lots 12 and 13 for a trail that could be extended out to Cowpath Road. Mr. Delong responded that it would need to go through church property in order to do so and he did not believe that the church would be interested since that land has been designated for cemetery growth. Mr. Canavan informed the Planning Commission that Paul Nice had requested some shoulder widening along Cowpath Road and while the initial intention was to leave Cowpath with its current vegetation as a buffer, he would be discussing this further with the Public Works Director and Township Engineer. Mr. Worley added that he liked the way the development was low and out of the way. Ms. Janene Marchand stated that there are some invasive trees and scrub existing that should be cleaned up and she suggested that the project take inspiration from the Indian Valley Greens road frontage and move utility poles as well as the swale back. Mr. Canavan explained the efforts to avoid Cowpath since there is no entrance permitted onto it. He continued with a waiver request for a change to HDE pipe. He pointed out that the intersection of Indian Creek Road approach to Cowpath Road is slightly off angle and the plan is to "T" it up some with painting and removal of some asphalt across the street. The intention for the Open Space will be dedicated to the Township while the detention basins will be the responsibility of the Homeowner's Association. He concluded that the rest of the comments were technical and will be addressed in the next submission.

NEW BUSINESS

None

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch informed the Planning Commission that three zoning hearings are scheduled for Thursday September 5th. Mr. and Mrs. Shelly of 220 Nelis Court are requesting a variance from the rear yard setback in order to construct a sunroom off the rear of their existing home. Mr. Weitzel, 443 Schoolhouse Road, is requesting a special exception and variances pertaining to a

pole building exceeding the 800 square feet permitted and the 14-foot height limitation. Mr. Bardnt questioned the height of the proposed building. Ms. Gooch confirmed that the plan shows 18 foot. The proposed location also requires a variance from his side yard setbacks. The third application for Marcho Family, LP is to replace a portion of the existing sign for The Café, 519 Allentown Road, with an electronic digital display box that is currently prohibited under the sign ordinance. There were no questions or comments from the Commission.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, October 7th, 2019 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Ms. Shelly seconded the motion. The motion passed. The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning