

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, September 8th, 2020. Planning Commission Members present included Jerry DeLong, George Balzer, Steven Barndt, John Medendorp and Douglas Worley. Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglas C. Rossino and Township solicitor Eric Wert, Esquire. Nancy Shelly was absent and excused. Also present were Traffic Impact Fee Advisory Committee members Christopher Canavan, Rick Mast, and Sandford Alderfer.

TRAFFIC IMPACT FEE ADISORY COMMITTEE PUBLIC HEARING

Mr. Keith Kneipp opened the public meeting and turned it over to Mr. Eric Wert, Esquire who stated that as required by law, the hearing is being held to consider the land use assumption report. The hearing was recorded by court stenographer Mary Gladwell and was legally advertised on August 24, 2020 and August 31, 2020. Mr. Wert admitted the exhibits on the record and reported that the Montgomery County Planning Commission was the only review or comments that the Township has received. Mr. Rossino stated that on August 3rd the initial presentation was given and tonight is the public hearing. The original land use assumption report was dated October 29, 2019. He summarized that the report has identified two transportation areas and with three minor comments from the MCPC no re-advertisement is necessary. The revised report is dated September 2020. Mr. Mast asked if there any changes in the result of the report. Mr. Rossino replied that there were not. Mr. Wert asked for any comments or questions from the public. Hearing none, Mr. Kneipp asked for a motion to make a recommendation to the Board of Supervisors for adoption. Mr. Worley made such motion, Mr. Canavan seconded and the motion passed unanimously. Mr. Wert closed the hearing. A full transcript of the hearing will be forwarded to the Township.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes, from the August 3rd, 2020 meeting and hearing none, Doug Worley made a motion to approve the minutes as submitted. The motion was seconded by Mr. DeLong and all voted in favor. 6-0

SUBDIVISON AND LAND DEVELOPMENT

OLD BUSINESS

(#03-20) Peter Becker Community Pocket Neighborhood Mr. Bill Fredricks was present on behalf of Peter Becker Communities to present a plan for an expansion of the Peter Becker Community for 30 cottage type units. Twenty-six single family attached and four singles. The plan shows an extension of Kulp Road to Sumner Court and maintaining the existing entrance on Schoolhouse Road. All utilities will be public, the manage release concept is currently under review by the conservation district for storm water requirements. Mr. Fredericks explained that the waivers for the road standard requirements are requested because it is proposed to be a private road. Access to the driveways are intended to be alleys. The front doors are actually facing the green areas. Each unit will have its own mail service and sidewalks are proposed along the front of the units along the central green areas.

Mr. Kneipp asked about the berm along Schoolhouse Road and the potential for a car to run into the basin. Mr. Fredericks reported that there will be curbing, and the basin is another 15 plus feet and is not really a berm. Mr. Medendorp asked if it meets the buffering requirements. Mr. Rossino responded that there still needs to be more review. Discussion took place about landscaping and trees and that Schoolhouse Road is a PennDOT road.

Ms. Suzanne Owens stated that there are designated parking areas and driveways for two cars and a garage. Mr. Rossino commented that there is concern about fire apparatus. Suggestions were made to close the Kulp Road entrance to the general public and have it accessible for residents and emergency personnel only. An additional waiver will be added regarding a park and recreation fee as there are many amenities offered to the residents of Peter Becker. Mr. Fredericks added that impact fees will be determined based on the number of trips generated. Revised plans will be submitted, and the applicant will return in October.

NEW BUSINESS

None

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that the zoning hearing scheduled for Old Forge Acquisitions was continued on the record and will be heard Thursday October 1st, 2020.

OTHER BUSINESS

Mr. Christopher Canavan was present on behalf of WB Homes. He summarized the history of the Bergey Tract and that after facing a number of challenges, the previously proposed plan cannot be built as designed. He presented a new plan for the property to the Planning Commission. The lot count of 22 has remained the same and they are looking to utilize Indian Creek Road. There is existing multifamily zoning on either side the site. The new plan increases the open space to 27 acres and has a minimum lot size of 12,00 square feet which is consistent with the OSR zoning district. The plan is to improve and widen Indian Creek Road and make it more of a neighborhood street. Traffic counts previously done resulted in very little traffic on the road and they would like to focus efforts on improving the street and running sanitary sewer 6.49 feet on one side and 17 feet on the opposite side. There are two proposed flag lots and the homes will be in the 3,000 to 3,400 square feet range. Mr. Canavan reported that the market is not for massive lots and this new plan eliminates 2 basins. Mr. Justin Strahorn added that there is also a reduction in impervious coverage from the previous plan by an acre and a half. Mr. Canavan reported that the plan is still showing the same number of units as a by right plan. Mr. Barndt questioned the access to the stream for restoration work and he did not want to recommend a house count without stormwater calculations. Discussion took place about a HOA or the Township taking over the ownership of the open space in order to receive MS4 credits. The homes backing up to the creek are more than thirty feet from the flood plain.

Mr. Balzer asked about the width of the road. Mr. Canavan is proposing 36 feet for travel and parking along both sides. Mr. Balzer voiced his concern about speeding. Mr. Canavan stated that it will only be widened along the house locations and not all the way out to Bergey Road. Improvements along Cowpath are still part of the proposal.

Mr. Kneipp made suggestions for possible trail locations. Discussion took place on the locations and the number of driveways along Indian Creek Road. Mr. Canavan stated that the variances requested are for dimensional requirements, to allow for the greater open space and for the lots not to encroach into the flood plain. The Planning Commission has chosen to stay neutral on the application and did not vote to make a recommendation to the Board of Supervisors.

The Planning Commission continued discussion regarding the proposed project. Concern was raised on how accurate the traffic counts were for Indian Creek Road study. Truck traffic is another concern until the 309 connector is complete.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, October 5, 2020 at 7:00 p.m. Mr. DeLong made a motion to adjourn the meeting. Mr. Barndt seconded the motion. The motion passed. The meeting adjourned at 8:42 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning