

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02 p.m. on Monday, December 6, 2010. Planning Commission Members present included Doug Worley, Keith Kneipp, Kyle Koffel, Kerrin Musselman and Patricia Alderfer. Township Engineer Cindy VanHise, P.E., and Jean Holland from the Montgomery County Planning Commission were in attendance. Township Manager Kevin D. Baver, Assistant Township Manager Jamie P. Worman and Planning Commission member Robert Yothers were absent from the meeting. (Excused)

### **APPROVAL OF MINUTES**

Mr. Koffel made a motion to approve the minutes from the October 4<sup>th</sup>, 2010 regular meeting. Ms. Alderfer seconded the motion. The motion passed.

### **SUBDIVISION AND LAND DEVELOPMENT**

#### **OLD BUSINESS**

##### *Leidy's Church Land Development – Leidy Road & W. Cherry Lane (#03-09)*

Mr. Kevin Strunk, applicant's engineer, from The Crossroads Group, LLC, presented the proposed land development plans. Mr. Strunk stated that they had received their NPDES permit from the Montgomery County Conservation District and that their Planning Module exemption is being processed by DEP. Mr. Strunk stated that they would revise the plans based on the minor comments in Metz Engineers review letter dated October 27, 2010. Mr. Delong stated that all the landscaping waivers were previously discussed with the Board of Supervisors and that the Board implied they would be willing to grant the waivers when the project was presented to them for approval. Mr. Koffel made a motion to recommend the project for conditional preliminary approval based on the October 27, 2010 Metz Engineer's letter and Ms. Alderfer seconded the motion. The motion passed.

#### **NEW BUSINESS**

*None.*

## **ZONING HEARING BOARD APPLICATIONS**

Mr. DeLong reported that the Jose Coronado application to permit the rental of space above the garage on property located at 668 County Line Road within the R-130 zoning district has been withdrawn

## **OTHER BUSINESS**

Ms. VanHise, P.E. reported that the Zoning Ordinance Committee had recently met to review the comments that the Township received regarding the pending Ordinance for U&O Permits. The Committee will review the comments and make recommendations for revisions to the pending Ordinance. The revised draft Ordinance will then be circulated for public review.

## **NEXT SCHEDULED MEETING**

The next regularly scheduled Planning Commission meeting is Monday, January 10, 2011 at 7:00 p.m. Mr. DeLong stated that if no new business comes before the Board for discussion or action, then the January meeting will be canceled and the next time that the Planning Commission will meet is February 7, 2011 at 7:00 p.m., at which time the re-organizational meeting for 2011 will be held. There was no further business discussed at the meeting. Mr. Worley made a motion which was seconded by Mr. Kneipp to adjourn the meeting. The meeting was adjourned at 7:11 p.m.

Respectfully submitted,

Cindy VanHise, Township Engineer