

Assistant Township Manager, Jamie Worman called the Organizational Meeting of the Franconia Township Planning Commission to order at 7:03 p.m. on Monday, February 7, 2011. Planning Commission Members present included Gerald Delong, Doug Worley, Keith Kneipp, Kyle Koffel, Robert Yothers, Kerrin Musselman and Patricia Alderfer. Jean Holland from the Montgomery County Planning Commission and Township Engineer, Cindy Van Hise, were also present for this meeting.

Ms. Worman accepted nominations for the position of Planning Commission Chairman. Mr. Yothers made a motion to nominate Mr. Gerald Delong as chairman. Mr. Musselman seconded the motion. The motion passed. Mr. Delong then presided over the remainder of the organizational and regular meeting. Mr. Delong accepted nominations for the position of Planning Commission Vice Chairman. Mr. Musselman made a motion to nominate Mr. Doug Worley and Mr. Kneipp seconded the motion. The motion passed. Mr. Delong then accepted nominations for the position of Planning Commission Secretary. Mr. Yothers made a motion to nominate Mr. Kyle Koffel. Mr. Worley seconded the motion and the motion passed. The Organizational Meeting came to a close at 7:06 p.m. and the Regular Meeting of the Planning Commission was called to order at 7:06 p.m.

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the December 6th, 2010 regular meeting. Mr. Kneipp seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

NO OLD BUSINESS

NEW BUSINESS

Lomas Tract Minor Subdivision –57 Church Road (#08-10)

Ms. Worman informed the board that the application is for a minor one-lot subdivision and the applicants and their representative would not be present at the meeting. Instead, they have chosen to take the various review letters they have received and revise their

plans and resubmit for next month. Mr. Delong asked for a motion to formally accept the Lomas Minor Subdivision. Mr. Worley made a motion to formally accept the plans and Mr. Musselman seconded the motion. The motion passed. Ms. Worman informed the board that the application was received by the Township on December 15th, 2010. She continued that because there was not a meeting within 30 days of the receipt, the 90-day clock began on the date of submission. Therefore, the commission would need to deny the plan if an extension was not received but she confirmed that she had received one prior to the start of the meeting. Mr. Delong commented that he recalls drainage issues years ago in this area. Ms. Van Hise agreed and noted that if built the way the plans currently show, there will be considerable issues with the property. Ms. Worman added that the county review noted that the side-yard setbacks do not comply with the zoning requirements in that area. She also added that the engineer for the Franconia Sewer Authority had issued a rather lengthy letter with multiple issues pertaining to sewer. Ms. Van Hise agreed that the FSA engineer noted a number of items and added that the sewer service to the new lot is unclear as presented on the current plans. No further discussion took place on this application.

ZONING HEARING BOARD APPLICATIONS

No applications.

OTHER BUSINESS

Ms. Worman reported that the Township has revised the pending Ordinance for U&O Permits addressing the comments that were received. The Board of Supervisors gave authorization at their January meeting to re-advertise the ordinance. The Township is working on the advertisement and plans to start the public review period again in the near future.

Ms. Worman distributed the Act 537 Plan revision to everyone on the commission. She explained that under the review requirements the different planning agencies are to receive a copy of the revision and submit any comments in writing to the Township Manager.

NEXT SCHEDULED MEETING

The next regularly scheduled Planning Commission meeting is Monday, March 7, 2011 at 7:00 p.m. 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 7:12 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager