

Assistant Township Manager, Jamie Worman, called the Organizational Meeting of the Franconia Township Planning Commission to order at 7:03 p.m. on Monday, January 8, 2007. Planning Commission Members present included Gerald Delong, Doug Worley, Keith Kneipp, Kerrin Musselman, Kyle Koffel, Robert Flosdorf and Robert Yothers. Assistant Township Engineer Cynthia Van Hise and Nathan Walker from the Montgomery County Planning Commission 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. 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. Yothers made a motion to nominate Mr. Doug Worley and Mr. Musselman seconded the motion. The motion passed. Mr. Delong then accepted nominations for the position of Planning Commission Secretary. Mr. Worley made a motion to nominate Mr. Yothers. Mr. Musselman seconded the motion and the motion passed.

The Organizational Meeting came to a close at 7:07 p.m. and the Regular Meeting of the Planning Commission was called to order.

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the December 4, 2006 Regular Planning Commission Meeting. Mr. Kneipp seconded the motion. The motion passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Hendricks Land Development – Godshall Road (#06-04)

No action was taken on this proposal. Revisions have not been submitted for review.

Reinford Subdivision- Godshall Road (#07-05)

No action was taken on this proposal.

Todd Walker Subdivision – Mininger Road (#12-05)

No action was taken on this proposal. Revisions have not been submitted for review.

Donald & Linda Hagey Subdivision – Schoolhouse Road (#16-05)

No action was taken on this proposal. Ms. Worman reported that the applicant is still awaiting a response from PennDot before returning to the meeting.

The Weimer Group Land Development- Rte. 113 & Schoolhouse Rd. (#03-06)

No action was taken on this proposal. Ms. Worman reported that the applicant's engineer informed her that revisions would be submitted by the end of the week.

Ken Taggart Subdivision- 521 Cowpath Road (#05-06)

Ms. Worman informed the commission that revised plans had been submitted and reviews were pending, however, the application was approaching the 90-day time expiration. Mr. Yothers made a motion to deny this application if an extension of the 90-day time limitation was not received prior to the next board of supervisors meeting. Mr. Worley seconded the motion and the motion passed.

Reformed Baptist Church Subdivision (#09-06)

Ms. Worman reminded the commission that this project would be going before the zoning hearing board. No further discussion took place on this application.

Earl Moyer Tract Subdivision (#10-06)

No action was taken on this proposal. Revisions not yet submitted for review.

Hopewell Christian Land Development (#11-06)

No action was taken on this proposal. Ms. Worman informed the commission that revised plans had been submitted and reviews are pending.

MCC Resource Center Land Development (#13-06)

Mr. Josh Gross and Mr. Brad Clymer, of Richard C. Mast Associates, were both present to discuss this application. Mr. Gross gave an overview of the project. The project will take place on a 9.6 acre parcel on Souder Road. He then distributed a brochure which gave a brief background on the group stating that the MCC is a relief agency. The agency works with local volunteers to gather resources and store materials for their different missionary projects. The reason they are pursuing this project

is that they need more room for their operation. Mr. Gross went onto explain that they have proposed a warehouse facility which will include a small office space and training areas. The warehouse will be approximately 9,600 square feet with a loading dock on the back and a carport on the side for people dropping off items. Mr. Gross explained that they are proposing approximately 30 parking spaces and the back area of the property would be used for crops as it is now. Mr. Gross mentioned that in an effort to keep cost down, since this is a non-profit organization, they would be seeking relief from improvements along Souder Road. Mr. Gross then addressed the review letter from Metz dated January 4, 2007. He reminded the commission that the property is zoned Limited Industrial. Mr. Gross addressed item number 4 in the review regarding curbing for stormwater management. He explained that they tried to capture runoff without using a curb and would be seeking a waiver for the curb. Mr. Worley asked if what was proposed worked. Mr. Gross replied that they intend to show that it does work. Mr. Clymer added that there may need to be some manipulation of the inlet but they were confident the stormwater could work without curbing but they will provide it if necessary. Mr. Gross quickly addressed the administrative items of acquiring a further title search in conjunction with the PECO right-of-way and to make adjustments once they have more information on the sewer condemnation status of the piece of the parcel located across the street. Mr. Gross went onto explain that they are not proposing any frontage improvements at this time in order to keep costs down. Therefore, they would need a waiver of the sidewalks, curbing, and widening along Souder Road. Mr. Delong replied that something would be needed. Mr. Worley added that they would most likely yield to sidewalks but curbing and widening was something he was not aware of ever waiving entirely. Mr. Delong continued that the project is in the industrial district and curbing would be desired. Mr. Clymer replied that they will look into internal curbing but he questioned the widening on Souder Road. Mr. Delong replied that the project would generate more traffic. Mr. Kneipp agreed that they would generate more traffic and added that the whole area would then be improved. Mr. Clymer questioned whether there was a precedent for widening and curbing. Mr. Delong replied that they go together. Mr. Walker then mentioned a trail citing the open space plan as indicating a trail along the PECO power line. Mr. Clymer asked if they provided a trail system would it be possible to get away from sidewalks. Mr. Worley and Mr. Delong replied that that would be acceptable but it would not be the case with widening and curbing. Ms. Van Hise added that Paul Nice, Public Works Director, had not yet reviewed the plan and his input would be required for the improvements as well. Mr. Delong then asked if there will be tractor trailers. Mr. Gross replied that there would be some mainly dropping off donations. Mr. Clymer added that it would not be a daily occurrence and they would make sure

the truck movements were accommodated. Ms. Van Hise then questioned the carport area stating that she was unclear as to the use of this carport. Mr. Clymer explained that the carport was designed as an aisle way. Ms. Van Hise expressed her concerns on the elevations shown. Mr. Gross replied that they would show how the elevations work. Ms. Van Hise then requested that they show the turning movements as well to prove there will be no interference with the parking spaces and carport. Mr. Gross then mentioned that the buffer would be increased in the revision to the plan and they would add the topography to pick up the existing channel. Mr. Worley asked if the facility would be serviced by an on-lot septic system. Mr. Gross replied that according to George Witmayer, Executive Director of the Franconia Sewer Authority, public sewer will be available in the future and therefore they would be pursuing a pump and haul. Mr. Worley asked if the project would have public water. Mr. Gross replied that they would be looking into a well. Mr. Walker verified that a landscape plan would be submitted with the revisions. Mr. Gross confirmed. Mr. Walker then reiterated the idea of installing a trail along the PECO line. Mr. Clymer replied that they were open to a trail. No further discussion took place on this application.

Garges Minor Subdivision (#14-06)

No one was present to discuss this application. Ms. Worman informed the board that this application would possibly be going through a zoning hearing board and a conditional use hearing.

NEW BUSINESS

There was no new business brought before the commission.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman informed the commission that Peter & Victoria West had made application to the Zoning Hearing Board for a special exception to permit an in-law suite at their property located at 551 Godshall Road. The hearing is scheduled for January 22nd, 2007.

OTHER BUSINESS

Mr. Walker announced that he was being transitioned out of Franconia Township. During this changeover he decided to pursue an opportunity with the Natural Land Trust Organization and will be leaving the county completely. He then introduced his replacement, Watson Olszewski. Mr.

Olszewski will begin attending meetings in February of 2007. The commission thanked Mr. Walker for his time and wished him well in his new endeavor.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, February 5, 2007 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Jamie P. Worman,
Assistant Township Manager