

Mr. Doug Worley, Vice Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 p.m. on Monday, July 7, 2014. Planning Commission Members present included Kerrin Musselman, Robert Yothers, Keith Kneipp, Kyle Koffel and Patricia Alderfer. Assistant Township Manager, Jamie P. Worman and Township Engineer, Cindy VanHise were also present for this meeting. Planning Commission Member Gerald Delong was absent. (Excused).

APPROVAL OF MINUTES

Mr. Yothers made a motion to approve the minutes from the June 2nd, 2014 regular meeting. Mr. Koffel seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

840 Harleysville Pike Land Development –Hoff Propertie (#01-14)

Mr. Richard Mast of Richard C. Mast Associates was present to discuss this application. He gave a brief update on the status of this project. He reported that they are currently dealing with PennDot. He continued that they would like to replace an undersized storm pipe but need approval from the owner downstream in order to do so according to PennDot requirements. That owner happens to be the Church of Latter Day Saints. Mr. Mast explained that they have been unsuccessful in their attempts to reach anyone within the church who can sign off on the pipe change. He then added that Mr. Hoff's attorney has suggested that he draft an agreement that indemnifies PennDot in order to move the project along. Mr. Mast concluded that that agreement is being drafted. No further discussion took place.

NEW BUSINESS

Divens Lot Line Adjustment – Benjamin & Kristen Divens, 337 Heatherfield Dr. & 56 Church Rd. (#03-14)

Mr. Richard Mast of Richard C. Mast Associates was present to discuss this application. Mr. Mast explained that the purpose of the proposed lot line adjustment was so that Mr. Divens could add the back "field" to his property. The area is used by Mr. Divens' children as additional play space. Mr. Mast reported that he was in receipt of the Metz Engineers review letter dated June 25, 2014. He mentioned that the Stoltzfus property is

in the process of getting public sewer. Mr. Mast continued that the applicant will offer the right-of-way along Cherry Lane for dedication to the Township. Ms. VanHise, P.E. reported that a few members from the Board of Supervisors were concerned about the future subdivision of this lot now that it is larger. Mr. Mast agreed that a notation prohibiting further subdivision would be added to the plan but it will not preclude lot line adjustments. Mr. Stoltzfus added that he was in support of the notation as he did not plan on selling the subject area so that it could be subdivided in the future. The PC was in agreement with the notation. Mr. Kneipp made a motion to formally accept the plan and Mr. Musselman seconded the motion. The motion passed. Mr. Musselman then made a motion to recommend conditional preliminary/final approval of the proposed plan to the Board of Supervisors. Ms. Alderfer seconded the motion. The motion passed.

ZONING HEARING BOARD APPLICATIONS

Ms. VanHise, P.E. reported on the Zoning Hearing Board application that was filed by Mr. Camillo Pulcini for a property located at 71 Church Road. She explained that a hearing was held on July 3rd, 2014 to consider a request for a variance due to the encroachment of the newly constructed home into the front yard setback by over a foot. She explained that the garage was incorrectly staked and was constructed inside the required setback. She concluded that the variance was granted.

OTHER BUSINESS

Ms. Worman reviewed the outcomes from the July 2nd, 2014 special meeting in which a public hearing was held to consider ordinances #376 and #378. She explained that ordinance #376 pertained to the rezoning of the Pilgrim's Pride site and also a change to the Commercial Zoning District text. She reported that there were a number of residents out in opposition to the application. However, the BOS did vote to approve the rezone application and the Commercial Zoning District changes. The second hearing pertained to the rezone application filed by the Peter Becker Community to rezone four out parcels from R-130-residential to I- institutional. That request was also approved.

Ms. Worman then reviewed the pending Use & Occupancy ordinance (#369). Ms. Alderfer questioned the requirement for a railing and whether one was needed whenever there was a step up. Mr. Rittenhouse, Building Inspector, explained that if you are three

feet away from the house and three feet high a railing was required. Ms. Alderfer then questioned a few of the requirements pertaining to pool safety. Her main question dealt with the requirement to have an alarm inside the home. Mr. Rittenhouse also answered these questions.

Mr. Kneipp questioned the status of the intersection realignment project. Ms. Worman gave an update.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, August 4, 2014 at 7:00 p.m. Mr. Yothers announced that he would not be available for the August meeting. No further business was discussed and the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager