

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:03 p.m. on Monday, July 9, 2007. Planning Commission Members present included Robert Yothers, Kyle Koffel, Kerrin Musselman, and Robert Flosdorf. Assistant Township Manager Jamie P. Worman and Township Engineer Barry L. Wert were also present for this meeting. Watson Olszewski from the Montgomery County Planning Commission was also present for the meeting. Doug Worley and Keith Kneipp were absent from the meeting. (Excused)

APPROVAL OF MINUTES

Mr. Flosdorf made a motion to approve the minutes from the June 4, 2007 regular Planning Commission Meeting. Mr. Musselman seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

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

Ms. Worman informed the group that revised plans had been submitted for this project but the applicant or his representative would not be present to discuss. No further discussion took place on this application.

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

Ms. Cheryleen Strothers of Cowan Associates was present to discuss this application. Ms. Strothers gave a brief overview of the project and then asked to address the Metz Review Letter dated June 12th, 2007. She explained that the letter basically contained minor clean-up items and other outstanding agency items. The applicant agreed to comply with the items outlined in the letter. Ms. Strothers then reported that they would be resubmitting to the conservation district because of a minor basin adjustment. She continued that they are awaiting a PennDot review of the revised plan at this time. She also noted that a letter from Mr. Hagey regarding the downstream discharge would be issued. Mr. Wert questioned if the applicant had talked to George Witmayer regarding sewer. Mr. Hagey replied that he did speak with Mr. Witmayer. He continued that there are 3 options to consider. The options are a holding tank until public sewer is available, install a sand mound, or tie into public sewer. The applicant noted that they will be pursuing a temporary holding tank until public sewer is available. Mr. Hagey reported that they have contacted the Montgomery County Health Department about this issue and they have no problem with a holding tank. Ms. Strothers

then requested that conditional preliminary/final approval be recommended. Mr. Delong asked Mr. Wert if he saw any issues with the plan. Mr. Wert suggested that final remain a board action once the outstanding items are resolved and that the normal preliminary approval be recommended at this stage. Mr. Musselman made a motion to recommend the project for conditional preliminary approval to the Board of Supervisors. Mr. Yothers seconded the motion and the motion passed.

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

Mr. Martin Eustace of Eustace Engineers was present to discuss this application. He gave a brief overview of the project reminding the commission that it was a 6-lot subdivision located on Cowpath Road. A private cul-de-sac road would be installed in conjunction with the project. Mr. Eustace then addressed the review letter issued by Metz Engineers on June 26th, 2007. Mr. Eustace first discussed the trail location. He reminded the commission that as discussed the trail would be located along the back perimeter of the lots and then would tie into the sidewalk on Cowpath Road. The trail would be in lieu of interior sidewalks and curbing. He explained that the trail was depicted on the revised plans and would run along the trail easement not cutting through the individual lots. Ms. Worman confirmed that the applicant would be providing the curb and sidewalk along the frontage on Cowpath Road and then would tie the trail into that sidewalk. Mr. Eustace replied that that was correct. Ms. Worman then asked if it had been determined who would be installing the trail. Mr. Eustace replied that that had not been determined but that they felt they could put money in escrow for the township to install the trail at a later date. Mr. Delong asked if that is how it is typically handled. Mr. Wert replied that they would have to provide a cost estimate to establish the amount of the escrow but determining if you're okay with the location is a planning issue. Mr. Koffel commented that he liked the location. Mr. Musselman and Mr. Delong agreed. Mr. Eustace then addressed a few other items. He reported that PennDot has not issued an official letter but that site meetings and email correspondence had transpired. The comments discussed with PennDot have been incorporated into the plans. He explained that a formal highway occupancy permit had not been submitted because they were waiting to see if the township supported the private road. He then noted that the MCCD only had one comment pertaining to the water quantity storage and that comment was addressed in the revised plan. Mr. Eustace explained that the MCCD did not issue a letter because they only had that one small comment and they don't anticipate any additional issues. Mr. Eustace then questioned the comment about the handicapped ramp at the end of the sidewalk noted in the review letter. Mr. Wert explained there needed to be a ramp where the trail was located. Mr. Eustace explained that there was a depressed curb and asked if that would suffice. Mr. Wert

replied that they want the ramp in addition to the depressed curb but that he would have to look at it. Mr. Eustace agreed to add that detail to the plan. Mr. Eustace then asked if the site distance can be added to the plan when the HOP is completed. Mr. Wert replied that whatever is done has to be part of the overall land development plan. Mr. Wert suggested meeting to discuss the details about drainage when the NPDES permit is received. Mr. Eustace then questioned the sewer authority engineer's suggestion that they survey the area out to Thomas Drive and Regent Drive regarding sanitary. Mr. Wert suggested he address the engineer at an authority meeting. Mr. Eustace then asked if Metz could provide the as-built information for the sewer in that area. Mr. Wert agreed to look into it. Mr. Eustace then requested that a recommendation for preliminary approval be considered. Mr. Wert replied that the reviews from the outside agencies were needed. Mr. Eustace questioned the Hagey approval. Mr. Wert replied that they had at least received an initial review and were waiting on revised reviews. Mr. Delong suggested that the applicant come back when the reviews are received and an approval recommendation will be made. Ms. Worman notified the commission that a recommendation for denial was needed in the event an extension of the 90-day time limitation was not granted prior to the next Board of Supervisors meeting. Mr. Yothers made the motion and Mr. Musselman seconded the motion. The motion passed. No further discussion took place.

Reformed Baptist Church Subdivision (#09-06)

No action or discussion took place on this application.

MCC Resource Center Land Development (#13-06)

No action or discussion took place on this application.

Lincoln Woods Subdivision (#01-07)

Mr. Richard Parry of T.H. Properties was present to discuss this application. Mr. Parry gave an update on the Lincoln Woods project. He reported that revised plans had been submitted on July 2nd, 2007. The revised plan depicted the elimination of the eyebrow road along the turnpike and the relocation of the lots as discussed at the last meeting. They also took the advice to arrange the homes to add a larger area of open space between the two housing sections. He then noted that they formalized the location of the gazebo. He reported that they are awaiting a review from the MCCD and approval from the Turnpike Commission to bore under the turnpike. He also reported that they are still waiting for a PennDot review regarding Kulp Road. Mr. Delong commented that he liked

the revised development plan. Ms. Claudia Sarnese of Halteman Road asked if there were concerns about the future widening of the turnpike. Mr. Parry replied that they had addressed those concerns when they came up in the initial planning stage. He explained that they added an additional 50 feet to the 200 foot-wide existing right-of-way. He indicated this area to her on the map. No further discussion took place on this application.

Guidemark Land Development (#02-07)

No action or discussion took place on this application.

Paul Miller Minor Subdivision (#04-07)

Ms. Worman notified the commission that a recommendation for denial was needed in the event an extension of the 90-day time limitation was not granted prior to the next Board of Supervisors meeting. Mr. Flosdorf made the motion and Mr. Musselman seconded the motion. The motion passed. No further discussion took place.

Abram & Phyllis Godshall Minor Subdivision (#05-07)

Mr. Kevin Strunk of the Crossroads Group was present to discuss this application. He explained that the project had recently gone through a conditional use hearing because it was located in the Rural Resource District. He explained that the subdivision is a 1-lot subdivision located on Camp Road at Branchwood Park. He noted that the son is establishing a residence on the property and then the flag lot would contain the remaining property area. He then addressed the June 20th, 2007 review letter from Metz Engineers. He noted that they would comply with all the items listed in the review. He explained that they would be on board to improve the existing shared driveway in the event the Camp Road Bridge is ever re-opened. He then addressed the comment pertaining to the stone area that is encroaching on lot 2. He explained that the client is okay with maintaining the stone area so they will add language to the plan to dictate what would be done at the time of transaction. Mr. Wert questioned if it was for parking. Mr. William Fox, the applicant's attorney, replied that it could be used for parking. He then mentioned that they would prefer to put an easement over the area for use and so the garage can be accessed. Mr. Strunk then noted that they would be requesting a waiver from surveying the entire site. They did agree to survey whatever is required by the engineer. Mr. Strunk then addressed the review from the MCPC. He explained that the comments mainly dealt with open space. He explained that the area the comments pertain to is a vast area of floodplain and he was unsure as to what the goal of the township was regarding this

area. Mr. Olszewski replied that both the Salford and Franconia Township Open Space Plans reference that area and the comments were to encourage discussion. Mr. DeLong asked if an easement should be provided. Mr. Olszewski replied that an easement might be desirable. Mr. Strunk commented that a trail would lay better on the Salford side because there was less physical constraint. Mr. DeLong commented that they should look into this. Mr. Wert suggested that the applicant could put a note on the plan agreeing to provide an easement or discuss an easement if anything ever develops. Mr. Strunk replied that they would be agreeable to that request. Mr. Fox asked if Metz could provide the language for such a note. Mr. Wert agreed. Mr. Strunk then requested conditional preliminary/final approval. Mr. Musselman recommended the application for conditional preliminary/approval. Mr. Flosdorf seconded the motion and the motion passed.

Mininger Subdivision (#06-07)

Barry Lindsley of Horizon Engineers was present to discuss this application. He gave a brief overview of the project stating that the applicant was proposing a 3-lot subdivision of a 7.3 acre tract of land located on Clemens Road. The parcel is zoned RR and because of that a conditional use hearing is scheduled for Monday, July 16th. He then explained that the lots are being subdivided for estate planning at this time with no building currently proposed. He went through the density calculations he used to arrive at the lot layout. He noted that they were able to subdivide the property into 3 lots 2 acres each with the remaining 1 acre being conveyed to an adjacent property owner who is a relative. He explained that he had met with the Township Manager and Engineer in October and it was determined at that time that stormwater calculations were not needed. He then addressed the June 18th, 2007 review letter from Metz Engineers. The first item pertained to the zoning ordinance and the lot size minimum and maximum requirement. He asked for an explanation as to how this requirement is applied. Mr. Wert replied that the lot size is as noted and then the remaining area becomes common open space. Mr. Lindsley asked if there were any rules where to apply the actual lot. Mr. Wert replied that he did not believe so and asked Ms. Worman for any comment. Ms. Worman replied that it was her understanding that you take the min/max lot size and apply it anywhere within that 2-acre area and then the open space remaining would be deed restricted. Mr. Lindsley then addressed the comment regarding soil types and defined drainage ways. He explained that it was determined there were no areas located on the site. Mr. Wert replied that if the PA DEP regulated the drainage ways it would need to be depicted on the plans unless it can be proven otherwise. Mr. Lindsley replied that they will look at that closer. Mr. Lindsley then noted that his client was agreeable to a riparian corridor easement. He then mentioned that they

would be requesting a waiver of the frontage improvements as well. Mr. Delong explained that that is generally a supported waiver as long as the note indicates that frontage improvements are to be installed at the time of development. Mr. Lindsley then noted that the lots would be serviced with private wells and septic systems. A planning module had already been submitted. He then questioned the street tree requirement. He explained that there are currently 9 existing mature trees. The code requires 16 trees and they will be looking for a deferral until the property is developed. No further discussion took place on the application.

New Business

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that Frank & Tricia Mazzeo had made application to the Zoning Hearing Board for a special exception to permit an in-law suite at their residence located at 433 Turnberry Way. The proposed in-law suite is a few feet shy of the required square footage for in-law suites. The hearing was occurring at the same time as the Planning Commission Meeting, July 9th, 2007 at 7:00 p.m.

OTHER BUSINESS

Ms. Worman announced that she had planning module applications for the Lincoln Woods Land Development Project and the Ray Mininger Subdivision. Mr. Flosdorf made a motion to accept the planning modules. Mr. Musselman seconded the motion and the motion passed. Ms. Worman then informed the group that the Zoning Ordinance Committee had compiled revisions to the Zoning Ordinance. These revisions have been distributed and any comments should be submitted in writing to the Township Manager by August 15th, 2007. Ms. Worman then informed the commission that the Impact Fee Advisory Committee has reconvened and will be formally meeting over the next 6-9 months. The committee will perform a comprehensive review of the study areas and then adjust the fee accordingly.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, August 6, 2007 at 7:00 p.m. There was no further business discussed at the meeting. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager