

Mr. Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:05 pm on Monday, June 5<sup>th</sup>, 2017. Planning Commission Members present included Patricia Alderfer, Kyle Koffel, and Keith Kneipp. Planning and Zoning Coordinator Beth T. Gooch, and Township Engineer Russell Dunlevy were also present. Steven Barndt was excused.

## **APPROVAL OF MINUTES**

Mr. Koffel made a motion to approve the minutes from the April 3<sup>rd</sup>, 2017 regular meeting. Ms. Alderfer seconded the motion. The motion passed.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

#### *Gouldey Welding Land Development- 84 Allentown Road (#01-17)*

No new discussion took place.

### **NEW BUSINESS**

Mr. Worley joined the meeting already in progress at 7:17pm.

#### *Leidy Minor subdivision – Lot Line Adjustment (#02-17)*

Mr. Rick Mast was present to discuss the application of Thomas and Terrance Leidy. Leidy's Company is purchasing a parcel from Tom and Terry Leidy and consolidating it with Leidy Inc. It is a lot line adjustment and no new lots will be created. Mr. Mast referenced the Engineer review letter dated June 2, 2017 and stated that they will comply with the zoning comments. The subdivision plans from 2008 were used and the topography has been updated. Mr. Mast reported that the impervious coverage will be well below the limits. Under the subdivision and land development comments, Mr. Mast stated that waivers will be requested for any improvements at this time. In the future any development would need to go through the Land Development process and improvements would be addressed at that time. Mr. Dunlevy agreed with Mr. Mast that the waivers would not be permanent, that they would be seeking deferrals. The Right of Way still needs to be verified as to whether it is 40' or 50' and the plan may require additional dedication. As part of the application Mr. Mast commented that they are trying to avoid surveying the larger lot, owned by Leidy's LLC. Mr. Dunlevy commented that it would definitely need to be a waiver. Mr. Dunlevy asked Mr. Mast if, during the 2008 subdivision, waivers were granted for pins and monuments. Mr. Mast responded that no, the pins and monuments are supposed to be in place.

It was recommended by Mr. Dunlevy that the pins and monuments be required to be in place for both lots. Mr. Mast answered questions from the Planning Commission members regarding the future use of Lot 2. Under the zoning, Lot 2 could be subdivided into 4 additional residential lots. Mr. Kneipp raised concerns about sidewalks along Cherry Lane frontage. He recommended that conditions be put on Lot 2 that sidewalks be required when any development is proposed. Mr. Dunlevy added that the board should consider putting the same condition on the commercial property. Mr. DeLong asked for the opinions of the commission. They were in favor of deferring the improvements until the time of future development. Mr. Worley made the motion to grant Preliminary/ Final approval and it was seconded by Mr. Kneipp. The motion passed.

## **ZONING HEARING BOARD APPLICATIONS**

Ms. Gooch summarized the recent applications and hearings.

A) Mobilite- A telecommunications company seeking to erect a data mono pole on property located along Schoolhouse Road in the Ultimate Right of Way. The Township did receive neighbor opposition and the application was withdrawn before the scheduled hearing.

B) Brian and Heather Hoover of 941 Long Mill Road filed an application for a special exception to permit an in-law suite. The property is located in the RR district and consists of 11.29 acres. The application received approval.

C) Bryan Watson of 811 Rising Sun Road requested variance to construct a 30' x 40' pole building in the RR district of the Township. Upon surrounding neighbors' approval the variance was granted by the board.

D) Souderton Mennonite Homes submitted an application for property located at 242 W Reliance Road. The current use of the property is student housing. The application proposes a change in use to professional offices. The additional required parking for this new use needs variances from yard setbacks. The application has been extended until an engineer is able to fully review the plans.

## **OTHER BUSINESS**

TH Properties Waiver Request

Mr. Dunlevy explained to the board the need for the additional waiver request for TH Properties and their Land Development for Lincoln woods. The request is from section 122-26.A(3) which

requires storm drains to be protected by a cover of at least 18". The proposed is less than 18" but in no case will be below 12". The Engineer is in support of this waiver. Mr. Kneipp made a motion to approve the request and it was seconded by Mr. Worley. All were in favor.

#### Bergey Tract, Indian Creek Road – Sketch Plan

Mr. Rick Mast presented a plan created by John Kennedy. Under board of Supervisor recommendation the plan follows the by-right zoning of the land. Mr. Mast is requesting Planning Commission feedback. Mr. Delong asked if Mr. Mast was aware of the cemetery along Indian Creek Road. Mr. Mike Amoroso stated that is was not part of the deed. Mr. Mast questioned if there were visible signs of the grave yard. Mr. Delong responded that the Furman Cemetery is listed with the county and the church has pictures of the gravestones. Mr. Worley questioned the access of the lots within the cul-de sac and if there would be an easement for a drive or if the lots would be flag lots. Mr. Mast replied that they will not be considered flag lots as they have the required street frontage along Cowpath Road. They just will not be accessing Cowpath Road from a design standpoint. Mr. Dunlevy commented that he believed that the Township Solicitor would be considering the lots to be flag lots. Mr. Mast stated that further research will need to take place.

Mr. Mast asked about what the recommendations would be for road improvements. Mr. Kneipp offered that they would be similar to Cherry Lane, no sidewalks except within the development and possibly along Indian Creek Road. He also suggested a path to aide in central pick up of school students. Mr. Dunlevy asked if the lots meet the minimum standards. Mr. Mast replied that he believes that they do. Mr. Dunlevy stated that once the plans are engineered that the number of lots may change.

#### 335 Godshall Road – Sketch Plan

Mr. David Caracausa was present to discuss a proposed plan of subdivision of 355 Godshall Road. He reported that currently the property consists of 10.5 acres containing a single family dwelling, a shed, and an underground bunker. The front of the property is flat and the rear slopes. It is zoned R-130 and he has already received will serve notice for public water and sewer. The proposed cul-de-sac complies with the required dimension for the bulb and all of the lot sizes conform to zoning requirements. There will not be any relief requested with regards to Zoning. Mr. Delong stated that draining will be an issue. He also asked if the existing home would remain. Mr. Caracausa replied that all existing structure will be removed. Mr. Dunlevy pointed out that

steep slope requirements would need to be calculated as well as the restrictions on heaving tree clearing. It was agreed that once wetlands, flood plain, and stormwater calculations were also taken into account that the yield of permitted lots may change. The commission was in favor of the overall concept and recommended sidewalks along the interior.

#### NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, July 3<sup>rd</sup>, 2017 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. Kneipp seconded the motion. The motion passed. The meeting adjourned at 7:58 p.m.

Respectfully submitted,

Beth T. Gooch,

Planning and Zoning Coordinator