

Mr. Gerald Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:05 p.m. on Monday, March 4, 2013. Planning Commission Members present included Keith Kneipp, Robert Yothers, Doug Worley, and Patricia Alderfer. Assistant Township Manager, Jamie P. Worman and Township Engineer, Cindy Van Hise were also present for this meeting. Kerrin Musselman and Kyle Koffel were absent. (Excused).

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the January 14th, 2013 organizational and regular meeting. Ms. Alderfer seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

NO OLD BUSINESS

NEW BUSINESS

NO NEW BUSINESS

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that the Township was in receipt of an application to the Zoning Hearing Board from Mr. Charles Saccarelli who is requesting a special exception to permit an in-law suite at his home located at 117 Allentown Road. The parcel is located within the VC- Village Commercial Zoning District. Mr. Delong questioned the use of the in-law suite after it is no longer being used as such. He gave an example of a situation where an in-law suite was approved and installed and then the mother-in-law suffered a stroke and was moved to a nursing-care facility. Ms. Worman replied that one of the Supervisors had asked a similar question and the answer is that when an in-law suite is approved a deed restriction is then filed against that lot setting forth the restrictions of the code as it pertains to in-law suites. Mr. Worley added that it is the policing of the in-law suite that is ultimately the issue.

Ms. Worman then reported that Donald and Linda Hagey's Zoning Hearing Board Application pertaining to the expansion of the parking lot and the relief needed for impervious surface was heard at a hearing held Wednesday, February 6th, 2013. The application was approved. Mr. Worley questioned how the detention basin was handled. Ms. Van Hise, P.E., replied that the facility will be located underground. She added that they are working on the design at this time but he has nowhere else to go but underground.

OTHER BUSINESS

Ms. Worman reported that the Township is in receipt of a planning module for the Vistas at Highland Ridge Land Development. The planning module is available at the Township office for review. It will be before the Board of Supervisors for approval at their March 18th meeting. Mr. DeLong questioned how serious W.B. Homes was about moving that project forward. Ms. Van Hise, P.E. replied that according to the report she received there was room in the schedule to possibly move forward with the project this year.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, April 1, 2013 at 7:00 p.m. There was no further business discussed at the meeting. Mr. Worley made a motion to adjourn the meeting and Mr. Yothers seconded the motion. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager