

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 p.m. on Monday, March 9, 2009. Planning Commission Members present included Bob Flosdorf, Keith Kneipp, Bob Yothers, Doug Worley, Kyle Koffel and Kerrin Musselman. Township Manager Kevin D. Baver, Township Engineer Cindy Van Hise, P.E., Jean Holland from the Montgomery County Planning Commission were in attendance.

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the January 12, 2009 meeting. Mr. Musselman seconded the motion. The motion passed. There was no February 2009 meeting.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

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

No action took place on this application. Mr. Baver reported that the BOS are considering policy to address land development applications that do have activity occurring on their application process.

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

Mr. Baver reported that the applicant has submitted an extension that does not terminate unless the applicant submits a request or the PC notifies the applicant of pending denial. A revision is expected within two weeks on this application.

Souderton Self Storage Land Development (#03-08)

Mr. Brian Spray presented revised plans that have been reviewed by the township engineer in a letter dated February 24, 2009. Mr. Spray stated that the applicant will comply with the remaining comments. PennDOT has approved the driveway location and has endorsed a 18 foot from center line design. The applicant will be responsible to replace an existing storm-water pipe as required by PennDOT and an extension of the end-wall will be completed as requested by the township. Mr.

Worley made a motion to recommend Preliminary Approval and Mr. Kneipp seconded the motion. The motion was unanimously approved.

Church of Jesus Christ of Latter-Day Saints (#06-08)

No action or discussion was taken on this application.

NEW BUSINESS

Martin Subdivision – 132 Church Road (#01-09)

Greystone Organization Land Development – 310 Schoolhouse Road (#02-09)

Mr. Worley made a motion to accept the two new application for review. Mr. Yothers seconded the motion and the motion was unanimously approved. No discussion took place on these applications.

ZONING HEARING BOARD APPLICATIONS

Mr. Baver reported that there are two applications scheduled for March 30, 2009. One application is for JBS Souderton, Inc., located at 511 Lower Road and is for a variance to convert an existing use of a single-family dwelling from office use to residential use. The property is situated in the Limited Industrial district and residential is not permitted. The owner plans to use the property for a plant manager as his/her primary residence. This application is similar to a previous JBS application for a single-family dwelling located on Allentown Road. The PC commented that the property should not be granted any type of apartment/multi-family use.

The second application is from Deep Horizons, located at 601 Yoder Road. The applicant requests that a water sports and education facility and signage be granted. To date the applicant has converted two existing out-buildings, as permitted by the township, for classroom use. The Code Enforcement Officer has noted that the applicant has proceeded with a retail use that was not permitted. There are two sign on the existing out-building that have not been permitted. An existing residential dwelling has been renovated and is not part of the ZHB application as that use is authorized under the current Rural Resource zoning district. The PC commented that limits should be established for lighting and hours of operation. A stipulation agreement has been established

with the BOS and applicant to defer opposition from the township regarding the variance. Parking was noted by the PC and commented that the township should monitor closely relative to the stipulation agreement.

OTHER BUSINESS

Mr. Baver reported that ACTS has been discussing a sketch proposal with the BOS relative to properties located along Beck and Cowpath roads. Mr. Zadlo, Township Planner, is preparing comments regarding the sketch plan that has been presented for discussion. Additional information will be submitted to the PC as appropriate regarding the ACTS proposal.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is April 6, 2009 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Kevin D. Baver, Township Manager