

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 p.m. on Monday, September 2, 2008. Planning Commission Members present included Kerrin Musselman, Bob Flosdorf, Keith Kneipp, Kyle Koffell, and Doug Worley. Township Engineer Cindy Van Hise was in attendance. Planning Commission member Robert Yothers was absent (excused). There was no MCPC representative present for this meeting.

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the August 4, 2008 meeting. Mr. Flosdorf seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

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

No action or discussion took place on this application.

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

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. Revisions were received August 25, 2008 and are currently under review.

Synatek Land Development (#01-08)

No action or discussion took place on this application.

Souderton Self Storage Land Development (#03-08)

No discussion or action took place on this application.

Souderton Mennonite Home (#04-08)

Mr. Baver reported that the BOS had approved the Re-Zone of 5 parcels owned by the Souderton Mennonite Homes on August 18, 2008 and the re-zone included the lots under review by the PC. All outstanding comments in the Metz Engineering letter dated August 25, 2008 were discussed and

agreed to by the applicant. Sidewalks were deferred along Reliance Road. Landscaping will be consistent with existing campus landscaping (species of trees and plantings). Mr. Worley made a motion to recommend Conditional Preliminary Approval of this application. Mr. Musselman seconded the motion and the motion was unanimously approved.

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

No action or discussion took place on this application.

New Business

Leidy's Inc. Minor Subdivision (#06-08)

Mr. Worley made a motion to recommend Preliminary/Final approval of the application. Mr. Koffel seconded the motion and the motion was unanimously approved.

ZONING HEARING BOARD APPLICATIONS

Ms. Baver reported that there are two ZHB scheduled for September 8, 2008. The PC commented that they are in opposition to any business variance at 522 Schoolhouse Road (Marko application). The PC stated that the sign variance for 135 Township Line Road should be opposed for the size stated in the application. The applicant is requesting a 128 square foot sign versus the permitted 40 square foot sign in the Limited Industrial district.

OTHER BUSINESS

Ms. Baver reported that the BOS will consider action on the proposed Re-Zone of existing R-175 properties depicted in the advertised application from the BOS to R-130 that includes properties along Allentown Road; Delp Road; Godshall and Lower roads. A map depicting the properties was presented for review and discussion. The BOS is considering the rezone to consolidate the zoning map to depict the residential area as R-130 as the existing R-175 properties now have access to public sanitary sewer and the existing R-175 residential zoning does not need to have additional area for OLDS in the future, should any parcel(s) develop. Mr. Hedrick, 393 Allentown Road, questioned the application and stated that he thinks NPWA is prompting a change due to an existing

flag-lot owned by NPWA. Mr. Baver stated that the BOS have recommended the re-zone for consistency and the existing flag-lot would still need ZHB relief as the township requires a double lot area for any flag lots that are not in the Rural Residential zoning district. Mr. Hedrick has presented a list of other questions related to the re-zone and answers will be returned to him prior to the September 15, 2008 Regular BOS meeting. The PC supported the proposed re-zone application.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is October 6, 2008 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Kevin D. Baver, Township Manager