

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02 p.m. on Monday, August 4, 2008. Planning Commission Members present included Kerrin Musselman, Bob Flosdorf, Keith Kneipp, and Doug Worley. Assistant Township Manager Jamie P. Worman, Township Engineer Cindy Van Hise, and Jean Holland of the Montgomery County Planning Commission were also present for this meeting. Robert Yothers and Kyle Koffel were both absent from the meeting (excused). Ms. Worman formally introduced the new planner to the commission. Ms. Jean Holland will be the new county representative for Franconia Township.

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the July 7, 2008 meeting. Mr. Musselman 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.

Synatek Land Development (#01-08)

Mr. Rick Mast, P.E. and Mr. Justin Tyson of Richard C. Mast Associates were present to discuss this application. Mr. Tyson gave an overview of the project. He noted that the major technical issues were resolved. He addressed the western boundary buffer and explained that they had located and listed all the existing trees but had fulfilled the buffer requirement without using the existing trees after all. Mr. Worley questioned the status of public water and sewer. Mr. Tyson replied that the water line is being constructed along Schoolhouse Road. Mr. Mast added that the water line is in and that the sewer is anticipated in 2009. Mr. Worley then made a motion to

recommend the project for conditional preliminary approval. Mr. Flosdorf seconded the motion and the motion passed.

Souderton Self Storage Land Development (#03-08)

No discussion or action took place on this application.

Souderton Mennonite Home (#04-08)

No discussion or action took place on this application.

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

Mr. Mike Minervini of Liberty Engineering was present to discuss this application. Mr. Minervini gave a brief overview of the proposed church which will be located at the corner of Harleysville Pike and Maple Avenue. He explained that a new sanctuary, parking and stormwater facilities would be constructed on the site. He noted that the plans are proposing 152 parking spaces with only 92 required. He also noted that additional testing was being performed for infiltration and whatever BMP's are required will be incorporated. Mr. Delong asked if there will be public sewer at the site. Mr. Minervini replied that the site will be hooked up to public sewer but they are unsure of exactly where they will be tying in at this point. Mr. Kneipp questioned the amount of room for buffering in the southwest corner of the site. Ms. Van Hise added that the required buffer in that area is 25-50 feet. Mr. Minervini replied that they did see that noted in the review and they just have not revised their plans yet. Mr. Delong then asked if there was curbing proposed in the parking lot. Mr. Minervini replied that curbing had been added to areas throughout the parking lot but not to areas where it would interfere with the sheet flow. Mr. Worley questioned whether widening and curbing was proposed along Route 113. Ms. Van Hise noted that there were no frontage improvements shown on the plans. Mr. Worley commented that Route 113 should be widened and curbed and graded for sidewalks. Mr. Kneipp then asked if lighting would be an issue. Ms. Van Hise replied that the lighting output would need to be reduced but that when the parking areas are revised the light output might be diminished. She added though that the applicant should keep in mind that the church should consider that it is a residential district. Ms. Van Hise then asked about the "reserved" parking that was noted on the plans but isn't shown. Mr. Minervini was unclear on this item. Ms. Van Hise explained that any additional or reserved parking would need to be shown on the plans. She also reminded Mr. Minervini that if the intersection is realigned the driveway would come out to the relocated Maple Avenue. Mr. Minervini replied that he would

keep that in mind but they had no way of knowing that at this time. Ms. Van Hise offered to check with PennDot on the issue. Mr. Worley then asked if the church would be running a daycare. Mr. Minervini replied that they would not. Ms. Van Hise noted that a daycare had been discussed at the zoning hearing and they were not proposing such a use. There was no further discussion on this application.

New Business

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

Mr. Worley made a motion to formally accept the Leidy's Inc. Minor Subdivision Application. Mr. Kneipp seconded the motion. The motion passed.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that the Sogia Investments and Sowhanger Zoning Hearing Board Applications were being continued. She then reported that the Smithfield Beef application had been approved by the Zoning Hearing Board to permit a residential use of an existing structure that is currently an office. Ms. Worman also reported that the application of Kenneth and Naomi Ross to convert an in-law suite to an apartment at their residence located at 522 Schoolhouse Road was resolved by the Board of Supervisors prior to going to the Zoning Hearing Board. She was unclear as to what had been officially determined in regards to this application since it occurred while she was out on leave.

OTHER BUSINESS

Ms. Worman informed the commission that the rezoning application that had been submitted by Souderton Mennonite Home had been scheduled for a hearing. The rezoning hearing is scheduled for August 18th, 2008. She also informed the group that the Zoning Ordinance Committee had prepared language for new recreational and institutional zoning districts and the information would be circulated some time in the near future. She then announced that a planning module had been received for the Hagey Industrial Land Development. Mr. Worley made a motion to formally accept the planning module. Mr. Kneipp seconded the motion. The motion passed.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Tuesday, September 2, 2008 at 7:00 p.m.
There was no further business discussed at the meeting. The meeting was adjourned at 7:22 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager