

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, June 1st, 2020. Planning Commission Members present included Jerry DeLong, George Balzer, Steven Barndt, and Douglas Worley. Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglas Rossino, and Township Solicitor Eric Wert. Nancy Shelly participated as a call in. John Medendorp was absent and excused.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes, Doug Worley noted a typo to be changed. Mr. Worley made a motion to approve the minutes as amended from the March 2, 2020 regular meeting. Mr. Barndt seconded the motion. The motion passed, 6-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Allebach Tract (#02-19) Mr. Rick Mast was in attendance to request preliminary/final approval and present the waivers for the project. He stated that in June of last year the plan was originally presented. The plan shows 11 lots; one lot is the existing farmhouse and the other ten will be new single family homes. The submission to the NPWA was approved in May and the last Township Engineer Review letter dated May 29th had minimal technical comments. Sidewalks are proposed along both sides of the cul de sac. No sidewalk is proposed along Cowpath Road or Forrest Road. It is possible to plan to provide sidewalk along Forrest to Winding Way or pay a fee in lieu of for future installation. Mr. Rossino reported that the trail system is unable to be connected without going through the wetlands to Winding Way. He recommended the grading for future installation of the sidewalk or run it to the corner of the property. Mr. Kneipp questioned if the sidewalk could run from the corner along Forrest to connect. Discussion resulted that it is a significant distance and would require right of way from existing property owners. Mr. Mast added that discussion with the Public Works Director, Paul Nice, took place to improve the drainage along Cowpath Road. There is currently an erosion problem. The developer is proposing to replace the storm sewer system and regrade it in a similar fashion to Indian Valley Greenes along with 4 feet of widening on both roads.

Mr. Rossino proceeded to go through the waiver requests noting the request for the road widening, curbing and sidewalks along Cowpath and Forrest. Mr. Mast pointed out that a waiver will be necessary in order to locate the detention basin closer to a residential structure than 75

feet. A waiver will also be requested for open space. There are no buffer requirements so no new plantings are shown. Mr. Rossino pointed out that the tree replacements would be located in the cul de sac island.

Mr. Barndt raised the question of the existing farmhouse. The Planning Commission voiced concern for the use of that property as well as the number of units. EDU's will need to be purchased for each unit once that number has been established. Mr. Mast responded that there are 4 units and there is no intent for any commercial use of the property. He stated that that information can be added to the plan. Mr. Worley suggested an inspection to confirm the number of units. Mr. Worley also commented that the county review letter recommended that the two houses along Cowpath face Cowpath Road. Mr. Mast agreed and requested for those homes to be assigned a Cowpath Road address. Mr. Kneipp asked for a motion to recommend preliminary/final approval conditioned upon the Township engineer review letter and the confirmation of the existing buildings issues as well as the waivers as presented. Mr. Worley made such a motion. Mr. Barndt seconded, and the motion passed unanimously. 6-0

NEW BUSINESS

(#02-20) Byron and Deborah Hecker lot line adjustment. Mr Worley made a motion to formally accept the application. Motion was seconded by Mr. DeLong. Motion passes 6-0.

Mr. Joseph Kuhls was present on behalf of Pulte Homes to present the re-zone application and newly created Ordinance for the Myers/Kreybill property located on 55 acres along Beck Road. He stated that the property is split zoned R-130 along the front and the remainder being R-175. Initially the request was to allow the property to be developed under the Mixed Residential Overlay netting 116 units. The Board of Supervisors did not like the plan. At the request of the Board the corner lot has been added to the project to allow for a realignment of Beck and Leidy Roads. The plan presented under the proposed Neighborhood Overlay District (NOD) shows 88 units with a road and trail connection to Banbury. He added that the environmentally sensitive areas will not be lotted out. The proposed Ordinance was written to allow for 40% open space and the density is less than the MRD. This overlay would only go where the Township wants it. Mr. Barndt asked if the Board has seen the plan and felt that they would not be happy to see the detention basin in the woodlands. Mr. John Kennedy responded that the size of the detention basins has not been determined. He added that this is not a final plan of land development. Mr. Barndt raised the concern that Banbury is a public street and would now run into a private street. Mr. Kuhls reported

that the streets could be public or private and that will be worked out during the land development process. The proposed Ordinance falls right in the middle of the MRD and the OSR density.

The Planning Commission discussed motioning to recommend that the Board of Supervisors continue to revise the Ordinance to fit between the MRD and the OSR but felt that it still needs work and recommended that the basin location be part of the discussion but is in favor of a rezone of the property. Mr. Worley made the motion; it was seconded by Mr. Barndt and all voted in favor. 6-0

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch informed the Planning Commission that a hearing is scheduled for Thursday, July 2nd. The three applications have been continued since March. Two are for accessory structures. Mr Alderfer, 576 Keller Creamery Road, is requesting a special exception for a building larger than the 800 square feet permitted as well as a variance for the height to exceed 14 feet. Mr. Kuhnsman, 556 Colonial Aveune, is requesting the same in addition to variances for his side and rear yard setbacks. ML Homes is requesting dimensional variances for a vacant lot at the top of Rising Sun Road in order to develop the lot with a single-family home.

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, July 6, 2020 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. DeLong seconded the motion. The motion passed. The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning