

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, March 7th, 2022. Planning Commission Members present included Keith Kneipp, John Medendorp, Steven Barndt, Jerry DeLong, George Balzer, Doug Worley and Nancy Shelly. Township Engineer Douglas C. Rossino and Township Solicitor Eric Wert were also present.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes. A note was made to correct the number of proposed units for the Pulte project from 88 to 84. Mr. Kneipp asked for a motion to approve both the minutes from December 6, 2021 and the February 7, 2022 meeting. The motion was made by Ms. Shelly. It was seconded by Mr. Worley and the motion carried.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

A number of residents from Kempton Court were present to discuss the Pulte project. Mr. Rossino explained that Pulte was not prepared for presentation and will return to a future meeting.

One resident expressed concern as her property backs up to the road and asked if the road will be widened. She was directed to ask the developer what is being proposed to the Board of Supervisors. Mr. Wert stated that there are some waivers requested but at this time he was not certain. Concern was raised about parking along the road. Mr. Sirianni expressed concerns that the plans do not show any improvement to the sediment that flows onto his property. He is also concerned about the size of the inlet that is existing. He is requested that it be enlarged to avoid flooding of that area. Mr. Wert took the residents contact information in order to allow the residents to know if Pulte will be in attendance of future meetings.

(#02-22) Zeigler Plan of Minor Subdivision 861 Sunset Lane

Mr. Rick Mast was present to discuss the plan of minor subdivision for the property located 861 Sunset Lane. It is a 10.001 acre lot, it contains a house all the way in the back of the parcel. The subdivision is for one new lot of four acres fronting Sunset and the existing dwelling would be on a six acre flag lot. Public sewer is proposed for the new dwelling. Mr. Mast stated that there are two criteria in the RR district. One is a Conditional Use and one is for Open space. This plan is proposing a by-right subdivision with the minimum acreage of four acres. He reviewed the flag

lot requirements and if the setbacks need to be doubled for the newly created flag lot, he expressed concerns that it wouldn't allow the lot to be consistent with the required width requirements. He is requesting that the Township take a second look and determine the intent of the ordinance. If the side yard must be doubled for the rear proposed lot it would not be able to conform to the side yard setback. Deferral is being made to a legal determination by the Township Solicitor. Mr. Mast then addressed the Open Space comment in the review letter. He stated that it shouldn't be applied to a by-right subdivision but should exist for the natural features. He requested for a determination if it should be one acre or 1.6 acres, which will also require a legal determination. He added one additional waiver to his formal request letter. It is for the requirement of public water, there is no public water available along Sunset Lane at this time. Discussion took place about the shared driveway and if in the future a second driveway could be installed should that no longer be desirable. Mr. Barndt raised concerns about the existing on lot septic system and if it was operational. When the original subdivision took place if a lot exceeded ten acres, no permit or testing was required for the septic. Mr. Mast stated that the Zeigler's are new owners of this property and he is assuming that there is some testing of the system. It was requested to provide any documentation for testing of the system.

Mr. Rossino recommended that the Planning Commission consider motioning approval conditioned upon the legal determination that no zoning relief would be needed as well as the letter of approval from the Franconia Sewer Authority. Mr. Mast presented the waivers for public water, road widening of Sunset Lane, and a deferral from providing curb and sidewalk at this time. Mr. Kneipp asked for a motion in accordance with Mr. Rossino's recommendation and conditions, Mr. Barndt motioned. It was seconded by Mr. DeLong and all voted in favor.

(#01-22) Souderton Borough Public Works Building Land Development

Mr. Patrick DiGangi and Mr. Josh Gross, CKS Engineers, were present on behalf of Souderton Borough. Mr. DiGangi stated that the Borough is looking to relocate their public works building to the southeast corner of Cherry Lane and Souderton Hatfield Pike. It happens to be in Franconia Township. It is made up of two tracts totaling a little over ten acres. The plans show a consolidation and a subdivision for a 5.5 acre parcel for the public works facility and a 3.8 acre parcel that will remain vacant at this time.

The building has been updated to a little over 24,000 square feet. Renovations will be made to the existing building that will continue to be used for storage. A salt shed and storage bins will be added. It will also include a fueling station. There are currently two access points, the one closest to the railroad tracts will be closed and the single access will remain and be improved and lead to a parking area with 23 spaces proposed. A stormwater basin is shown with a portion on lot one and the majority on lot two. It will accommodate both lots with the maximum impervious permitted. Public water and sewer will be provided to the facility, and only to the main building.

The review letter dated March 4th, 2022 contains some comments for discussion. Mr. Rossino reported that the maintenance building in today's condition is the primary structure as is it the only structure. With the proposed plans the new building becomes the primary structure, and the existing building is an accessory structure. The plans will be modified so that the main building will be expanded so that the secondary or accessory building will not exceed the 25% maximum. The next issue is for the location of the accessory structure and that it cannot be located in the front yard. A legal determination has been requested to determine the definition of the front yard and if the existing building complies with the code. Another issue is the location of the storage. Mr. Rossino stated that with other projects the outdoor storage must be located in the rear of the property. He added that the Zoning Hearing Board would need to grant the relief necessary for the plan to be developed as presented. A third zoning issue is for the height of the existing accessory structure. Mr. DiGangi replied that that will be looked at. The other zoning issues pertaining to lot 2 will be a deferral request until the time that lot 2 is developed.

The applicant will be requesting preliminary/final approval. Additional waivers include improvements along Cherry Lane and Souderton Pike. No widening or curb is proposed. There is also a request for the detention basins to be closer that permitted. Discussion took place about the basin crossing the proposed property lines. Mr. Rossino stated that it would require an easement. The applicant is also requesting a wavier from street trees. Mr. Rossino recommended it as a deferral until lot 2 is developed. Mr. Wert suggested that any recommendation this evening be conditioned upon any requirement for zoning relief. A motion was made for preliminary/final approval with the noted waivers and review letter and conditioned upon zoning relief being determined. If zoning relief is required, then the applicant will return to the Planning Commission. Mr. George Balzer made such a motion. It was seconded by Mr. DeLong and all voted in favor.

NEW BUSINESS

(#03-22) Hoff/McKenna Lot Line Adjustment 362 & 364 Winslow Drive

Doug Worley motioned to formally accept the plans and application. Nancy Shelly seconded the motion, and all voted in favor.

ZONING HEARING BOARD APPLICATIONS

None

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, April 4th, 2022, at 7 p.m.

Mr. Balzer made a motion to adjourn the meeting at 8:15 p.m. It was seconded by Mr. Medendorp, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning