

Minutes: Planning Commission Meeting April 1, 2002

The Regular Meeting of the Franconia Township Planning Commission was called to order by Chairman Keith Freed at 7:04 PM on Monday, April 1, 2002. Other Planning Commission Members present included Gerald DeLong, Robert Yothers, Karl Cooper, Kyle Koffel and Robert Flosdorf. Township Manager Kevin D. Baver, Township Engineer Barry Wert and County Planning Commission representatives Robert Kerns and Tolson DeSa were also present. Planning Commission Member Douglas Worley and Assistant Township Manager Elizabeth Crisafi were absent.

Approval of the March 4, 2002 Regular Meeting Minutes

Mr. Cooper made a motion to approve the Minutes of the March 4, 2002 Planning Commission Regular Meeting. Mr. DeLong seconded the motion and the motion carried unanimously.

Subdivision/Land Development – Old Business

PennView Christian School – Delp, Godshall and Allentown Road (17-01)

Rick Mast from Richard C. Mast Associates explained the changes made to the plan regarding two issues mentioned at the previous Planning Commission Meeting. The first item was the size of parking space dimensions. The parking spaces in the front of the building will be ten feet by twenty feet that is required by the Township. The spaces in the rear of the building will remain nine feet by eighteen feet. These dimensions will require a partial waiver from the Commission. There will be seventy-five and one hundred feet between the playing fields and the Allentown Road property lines, which is something the Commission had requested. More berming and landscaping have been added to the drawing. A drainage swale has been added to insure that run off does not go onto the properties along Allentown Road. This swale will be located between the playing fields and the berm.

Mr. Wert reviewed his letter of April 1, 2002. Mr. Wert recommended that the Record Plan approval be of a 'final' plan set illustrating Phase I only, which is the phase that the PennView plans to begin once the project is funded. The BOS has indicated a willingness to waive the need for sidewalks or curbing required along Delp Road. Township Highway Superintendent Paul Nice has recommended that the existing frontage of Delp Road be improved by the provision of widening of the half lane to 12 feet, with 10 feet wide turf shoulders. Mr. Wert recommended that the plan include language to the effect that the relocation of Delp Road will be included as part of Phase II. Mr. Wert reminded the school that the profile and details for the proposed sanitary force-main is missing. This should be forwarded to FSA Engineer Fred Ciottoni for his review and approval.

Stormwater Management as proposed in the land development application for Marcho Veal and Bergey's Realty Company was incorporated with the school's stormwater management. The present plans are unclear as to how stormwater will be managed. Mr. Mast stated that the calculations presented with the Stormwater Management report did consider the development near the school site. Tolson DeSa from the Montgomery County Planning Commission explained that some of the notes on the plan regarding sign variance zoning issues needs corrections, stating that the section numbers are incorrectly depicted. Road right-of-way along Godshall Road and Delp Road should be shown as the ultimate right-of-way and not the legal right-of-way. Mr. DeSa explained that parking is a good distance from the proposed athletic facilities. Additional parking should be explored along Delp Road or better pedestrian access should be provided from the main parking area to the fields. Mr. Mast said a pedestrian path from the parking lot to the fields would be provided as had been agreed upon in March. The County also suggested that a buffer be added to screen the athletic fields and detention basins within 100 feet of the property lines. If the buffer is not agreed upon, then a waiver should be requested from buffering the property. Mr. Freed felt that the BOS should give the Planning Commission some suggestions regarding improvements on Delp Roads. The BOS will need to determine how the property along Delp Road is to be divided regarding performing the necessary improvements. Preliminary approval could be given as early as next month, if the Engineer completes the issues outlined in the review letters from the County and Metz Engineers. Mr. Baver will discuss the Delp Road improvements at the BOS Work Session to be held on Friday, April 5, 2002.

Glenn Garis, Sr. – 65 Church Road (#02-03)

Mr. Wert suggested that a small detention basin be provided behind the last lot to handle the stormwater runoff. Mr. DeSa stated that sidewalks should be considered along Church Road since the development is located in the Township's primary growth area. The County felt there was not problem granting a waiver for the width of the access strip for the rear lot. An access easement should be provided for Lot 2, along the proposed shared driveway. Two "legs" are shown on the plan for the driveway. Mr. Garis stated that a single driveway will be constructed and will be shown on the record plan as such. The County agreed with Mr. Wert regarding stormwater management. Mr. DeLong made a motion to recommend the approval of the subdivision with the conditions that the stormwater management and shared driveway be addressed with Mr. Wert. Mr. Cooper seconded the motion. Motion passed unanimously. Mr. Garis stated that he has made the necessary changes regarding the public sewer system. The plans showing these changes will be forwarded to Mr. Ciottoni for his final review and approval.

Bergey's Car Dealership – 462 Harleysville Pike (#02-01)

Rick Mast stated that revisions have been made to the landscaping for the new dealership as was requested at the March meeting. Twenty trees will be provided. Nine trees will be planted on the Bergey site with the balance (11) will be planted on other frontages of the site. Mr. DeSa recommended the red maple trees not be planted because of the amount of sap these trees drop. The County provided a list of trees that would be more appropriate for the islands. The lighting that has been proposed by the developer is low intensity and will not interfere with traffic going into the intersection nor will it affect residents around the site. A final review of the record plan by Metz Engineers will be required. With this stipulation, Mr. DeLong made a motion to approve the land development. Mr. Cooper seconded the motion and the motion passed unanimously.

Subdivision/Land Development – New Business

Harrington Village – Leidy Road (#04-02)

There were no representatives present for this subdivision. Mr. Freed explained that the plans were recently received and so neither County nor Mr. Wert had prepared review letters. The drawings reflect the sketch plans that the Commission had previously review. Mr. Baver explained that the developer had reduced the parking. Mr. Freed stated that the sketch plan showed curbs and sidewalks throughout the development. The plans now show sidewalks only on one side of the street. Walking trails have been added to this plan. The drawing also shows two-foot wide curb/gutter combination in lieu of curb. The roads within the development will be private and so the curbs and sidewalks would not be a Township issue. Mr. Freed questioned if the Commission wants to recommend the installation of sidewalk. There will be a sidewalk connection into Souderton Borough. The Open Space will be deeded to the Township. A resident present at the meeting asked if the drainage that would be coming toward his property has been addressed. Mr. Wert explained that the gentleman has an existing situation that the Commission would need to address before asking the developer to correct. Mr. Wert will review that portion of the plans regarding this matter.

Vogel Sketch Plan – 229 Harleysville Pike

The sketch plan for 229 Harleysville Pike was reviewed. The proposal is to subdivide the lot by establishing a flag lot. The property is situated in the R-100 residential district and the lot can be 17,500 square feet if both public water and public sewer is available to the site. It would be necessary to reduce the access to 24 feet. Sewer plans would need to be forwarded to Mr. Ciottoni for his review and approval. The Commission agreed there is enough square footage to divide the lot.

Heritage Builders – Sketch Plan Morwood Road

The Township did not receive the sketch plan, so nothing was discussed.

Zoning Hearing Board Applications

Adams Outdoor Advertising – Settlement of Appeal

Mr. Baver reported that the Zoning Hearing Board and Adams Outdoor Signs have reached an agreement. A compromise was reached that reduced the size of the sign to 372 square feet. Adams will not make any applications for off site signs in Franconia Township for a period of one year. All lawsuits against the Zoning Hearing Board and the Board of Supervisors have been released. The Solicitors for the Township and Adams are preparing the documents for execution. At some point in time, a sign will be constructed along Schoolhouse Road. The Township will have control over the type of advertising and the verbiage for the sign. Lighting for the sign will be permitted from dusk to midnight only.

Regional Plan Update

Mr. Kerns said the draft of the Indian Valley Regional Planning Comprehensive Plan is being distributed for the Planning Commission and BOS comments. It must still be determined and resolved about the Earlington growth area and the Office Campus Overlay. The Planning Commission felt Earlington should remain intact for the Regional Land Use Plan.

Other Business

Allebach Property – Rezone application (Public Hearing 4/8/2002)

The legal description for the Allebach tract was forwarded to the Commission members. An application has been received for the MRD Overlay to be extended to the property. Mr. Baver asked that any comments be forwarded to him no later than Friday, April 5, 2002. This application is necessary to provide for a proposed older adult community that was brought before the Planning Commission by Mr. Kenneth Grosse earlier this year. The process is similar to the application that was necessary for the Harrington Village development. The Commission had the same concerns as it did for that development.

Next Scheduled Meeting

The next Regular Planning Commission meeting will be held on Monday, May 6, 2002 beginning at 7:00 p.m.

There being no further business to discuss, Mr. DeLong made a motion to adjourn. Mr. Flosdorf seconded the motion. The meeting was adjourned at 8:08 p.m.

Respectfully submitted,

Kevin D. Baver, Manager