

Planning Commission Minutes from 12.02.02

Vice Chairman Gerald DeLong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 PM on Monday, December 2, 2002. Other Planning Commission Members present included Karl Cooper, Kyle Koffel, and Douglas Worley. Supervisor Merrill H. Bergey, Township Manager Kevin D. Bayer, Assistant Township Manager Michael A. Ruffner, and Township Engineer Barry Wert were also present.

APPROVAL OF MINUTES

Mr. Koffel made a motion to approve the minutes from the November 4th Regular Planning Commission Meeting. Mr. Worely seconded the motion and the motion passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT

Old Business

Harrington Village, Leidy Road (#04-02)

Mr. Wert reported that he only had a partial review from his staff, but that most of the issues and comments in the technical review had been addressed. Upon completion of the detailed review Mr. Wert would then provide Mr. Klos with an official letter and then arrange a meeting to go over anything outstanding. Mr. Wert pointed out that they had come to an agreement about sidewalk access to the intersection. He also reported that the sewer issues had been resolved. Storm water management and the waivers were also discussed. It was determined that the development was moving in the right direction with only a few details to consider and a motion was made for approval by resolution to the Board of Supervisors for preliminary approval. A motion was made by Mr. Cooper, and seconded by Mr. Koffel. The motion passed.

New Business

Indian Valley Greenes- Ken Grosse- Allebach Tract (02-09)

The Planning Commission was provided with an overview of the proposed land development project, Indian Valley Greenes, Mr. Grosse proposed a development containing 96 units with 32 buildings comprised of 3 units per building. The buildings will be made to look like a large estate home with garages on the side. There will be larger setbacks, bigger side yards, and sidewalks all around. Centered in the middle of the units there will be an open area with practice greens. There will be emergency access on Morwood Road versus Cowpath Road. They reported that they would not be proposing any kind of walking trail through this site, in lieu of that they want to do sidewalks on both sides lined with street trees. The natural features such as an existing pond, a patch of woods and the wetlands would all remain as is. A retention basin would be proposed. The issue of open space was also discussed. The driving range was discussed and it was determined that that the golf course would be restricted to members only, and there would be no building or lights. The issue of a maintainable basin was also discussed. Mr. Grosse agreed to look into the possibility of a wetland basin and report back to the commission with the information.

The idea of getting an easement for a walking trail was suggested. Mr. Grosse mentioned the possibility of a trail stretching from Strawberry Fields and winding up at the Franconia Township Community Park. Mr. Grosse expressed an interest in creating a buffer along the top of the property of Indian Valley Greenes, which would create a perfect spot for a pathway. The waivers, driving range concerns, and other landscape issues will be reviewed and discussed in detail at a later point in time.

ZONING HEARING BOARD APPLICATIONS

Mr. Bayer reported that the re-zone application that was pending for the Smith Tract will be acted upon at the December 9th meeting of the Board of Supervisors.

REGIONAL PLAN UPDATE

Mr. Bayer reported that the lawyers are still trying to work out a revised implementation agreement between Lower Salford and Franconia.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, January 13, 2003 at 7:00 p.m.
There was no further business discussed and the meeting was adjourned.

Respectfully submitted,

Kevin D. Baver, Manager