

**Planning Commission Meeting Minutes**  
**February 4, 2002**  
**7:00 PM**

**Present:**

Keith Freed, Chairman  
Gerald DeLong, Vice Chairman  
Karl Cooper  
Kyle Koffel  
Robert Yothers  
Doug Worley  
Robert G. Flosdorf—Arrived 7:09 PM  
Merrill H. Bergey, Board of Supervisors Liaison

**Staff:**

Kevin D. Baver, Township Manager  
Elizabeth A. Crisafi, Assistant Township Manager  
Robert Kerns, Montgomery County Planning Commission  
Barry Wert, P.E., Township Engineer

Chairman freed called the meeting to order at 7:07 PM.

**Meeting Minutes—January 14, 2002**

Mr. Bergey pointed out that there were two spelling mistakes. David Caracausa was misspelled, as was Coldwell Banker. There were no other corrections, and the minutes were approved unanimously on a motion by Mr. DeLong, seconded by Mr. Worley, with Mr. Flosdorf absent.

**Derstine Minor Subdivision (#16-01)**

Mr. Richard C. Mast of Mast Engineers made the presentation of the application to the Commission. He noted that in conversation with Ms. Crisafi, the issues mentioned at the previous Commission meeting had been addressed. The legal right-of-way had been changed to “ultimate right-of-way,” a note was added to the plan requiring a sketch plan be submitted for when Lot 1 is developed, and a legal description will be drafted regarding the easement needed for the driveway to Lot 2 to be partially located on the adjoining property.

Mr. Kerns of the Montgomery County Planning Commission reviewed his letter dated February 4, 2002. The only outstanding item that needed to be discussed was the labeling of the access strip. Mr. Mast stated that the documentation would be revised in accordance with the letter.

A motion was made to approve the plan subject to completion to the items as noted in the Montgomery County Planning Commission review letter by Mr. Cooper, seconded by Mr. DeLong. The motion passed unanimously.

**Penn View Christian School (#17-01)**

Richard C. Mast of Mast Associates, applicant’s engineer, presented the plans to the Planning Commission. Applicant is proposing the construction of a 137,000 SF school at Delp and Godshall Roads. Also proposed are athletic fields, roadway improvements and storm water management facilities. The Applicant received the necessary special exceptions and variances for the project last year.

Mr. Baver, Township Manager, relayed a conversation he had with Mr. Chylock of Allentown Road regarding traffic concerns. Mr. Chylock's residence is on the corner of Allentown and Delp Road. There have been numerous accidents at this intersection, often times with the vehicles involved ending up on Mr. Chylock's lawn. Mr. Chylock is concerned that the school will increase the traffic to that intersection causing more accidents. Mr. Baver stated he had talked to PennDOT about the options the Township had. A blinking yellow light or full-functioning traffic light could be installed at the intersection. The concerns were noted and will be continued to be looked at as we go through the land development process.

Also, there was a letter from a Mr. Gavin at 441 Allentown Road entered into the record. Mr. Gavin's property backs up to the school and he is concerned about the location of the proposed soccer fields and stormwater impact.

Mr. Kerns reviewed his letter dated February 4, 2002. Mr. Kerns suggested that a separate subdivision sheet be prepared and approved with the record plan for clarification. Mr. Mast agreed.

Mr. Kerns noted that there were conflicts between notes B & D on the plan. Both pertain to the Zoning Hearing Board decision. Mr. Mast agreed to fix the discrepancies.

Mr. Kerns noted some concerns regarding the preschool and suggested that it be removed and when the applicant is ready a separate land development plan be submitted for approval. This is in accordance with the Zoning Hearing Board decision and other land development considerations.

Discussion ensued between the Planning Commission and the Applicant regarding plan and showing the phasing and construction of the proposed improvements. It was agreed that the proposed fields, stadium, associated parking, which comprise Phase II, would remain on the plan and receive preliminary approval so they were vested. However, they would be removed from the final plans that were recorded for Phase I. A separate Phase II plan would be resubmitted for final approval when the Applicant was ready to proceed.

After some discussion with the Planning Commission it was agreed that a note would be added to the plan stating that Penn View Christian School would install sidewalks once sidewalks were required within the vicinity of the site.

Mr. Kerns suggested that the proposed basin incorporate Best Management Practices for storm water control versus the proposed low-flow channel. The Applicant stated they would look into it.

It was noted that the proposed parking stalls were 9'x18', which is less than the required size of 10'x20'. The Applicant stated they were requesting a waiver. Mr. Wert stated that he would not support such a waiver.

Mr. Kerns noted several landscaping issues in his letter. The plans do not reflect the correct number of planting islands, street trees along Delp Road, in front of the building and the required property line buffers were not provided. The Applicant stated they would work with the grading to provide berms along the property lines. Additionally, the Applicant stated they were utilizing the existing woodlands as part of the buffer and only providing some supplemental material to them.

Mr. Wert, Township Engineer, reviewed his review letter with the Applicant and Planning Commission, stating that most of the items included were technical in nature. Mr. Wert and the Applicant did go over specific items. Mr. Wert noted that the elevations on the plans needed to be based upon USGS or NGVD datum. Mr. Wert also noted that the Applicant would need to

provide all of the required permits, including the PADEP to the Franconia Sewer Authority prior to construction commencing.

Mr. Wert noted that the Applicant needed to specify the average and peak flow estimates for the projects.

The Franconia Sewer Authority will need to verify that capacity has been reserved for the project with the appropriate municipal sewer agency.

The Applicant stated they would comply with the letter.

Mr. DeLong questioned the location of the proposed fields in the Phase II section of the plan. Mr. Mast stated that they had been redesigned per neighbors concerns as stated in the past meeting, and that at its closest, the fields were 50 feet from neighboring property lines. The Applicant stated they would be providing significant vegetation and a berm to alleviate the possibility of soccer balls going on to neighboring properties.

There were some additional neighbors of the proposed school who had attended the meeting. Chairman Freed indicated that if there were any concerns they were to submit letters to the Township Manager and they would be entered into the record.

There being no further discussion, the plans were tabled.

#### **Bergey's Car Dealership (#01-02)**

Mr. Bob Yothers of Bergey's Car Dealership presented the plans to the Planning Commission. The Applicant is proposing to construct a dealership that will house showrooms for three car brands. The site is located on Godshall Road and Rt. 113. The plans also include a right turn lane onto Godshall Road, and associated parking for the dealership.

Mr. Kerns noted that the Landscaping plans were missing from the set. Mr. Yothers indicated that they would be requesting waivers from the landscaping requirements, especially from being required to install street trees.

Mr. Kerns suggested that the area near the building with the concrete pads be labeled a display area. The Applicant agreed.

The Commission reviewed the location of the proposed drive and roadway improvements and did not have any problems with it. Mr. Wert stated that he would draft a letter to PennDOT so the Applicant could start the procedure for applying for the driveway HOP, which is necessary for the project.

There being no further discussion, the plans were tabled.

#### **Bissey Property Sketch Plan—Glen Garis**

Mr. Glen Garis presented a sketch plan for a three-lot subdivision at 65 Church Road referenced as the Bissey property. The Applicant is proposing three single-family homes; two new homes and the existing house on site will be renovated and sold. There will be two flag lots and a regular lot. It was noted that there must be a twenty-five foot pole for both flag lots, but they could be serviced by a common drive. Mr. Bissey agreed and will submit preliminary plans.

#### **Allebach Property—Ken Grosse**

Mr. Doug Stewart presented the sketch plans to the Planning Commission, noting that Mr. Grosse sent his regrets that he could not attend since he was still in Florida. Mr. Stewart presented three conceptual plans showing how the design has evolved since the process first began. Mr. Grosse is proposing to rezone the Allebach property on Bergey, Morwood and Cowpath Roads to MRD-Mixed Residential Overlay District to construct an Age Restricted Community.

Concept #1 was a layout similar to Lions Gate with quads. The proposal was not well received by either the Planning Commission or Board of Supervisors. Concept #2 proposed twins, which also was not well received. Concept #3 proposes a "courtyard" design with a set number of townhouses attached and surrounding a heavily landscaped parking area. This design was well received by the Planning Commission.

Discussion followed regarding the design. Mr. Bergey stated that there could be no more than four attached units in a row. Mr. Stewart agreed to redesign those where there were six attached units in a row. There were some questions regarding the original proposal by Mr. Grosse to construct a driving range on the property. Mr. Stewart indicated that the property would be subdivided and sold to the Country Club, which would ask to rezone the parcel to Recreation to construct the driving range. It was stressed that the rezone application or proposal to build the driving range will be the sole responsibility of the Country Club.

The Planning Commission indicated to Mr. Stewart that they liked the design and that Mr. Grosse needs to apply to the Board of Supervisors for the rezone.

#### **Little Zion Lutheran Church—(#02-02)**

Mr. Baver presented a plan for Little Zion Lutheran Church. The Applicant is proposing to consolidate all five parcels into one, basically a reverse subdivision. There were no comments or questions from the Planning Commission. The Plans were tabled pending a review from the Montgomery County Planning Commission.

#### **Zoning Hearing Board**

Mr. Baver gave an update on the Stainer Application. The Zoning Hearing Board will be issuing its decision at a meeting on February 25, 2002.

#### **Indian Valley Regional Planning Commission**

Mr. Kerns gave an overview of the Regional Plan to the Commission. The land use map has been accepted by all of the participating municipalities. In the center of Franconia Township, where the existing R-130 residential zoning is, it is proposed that it be down-zoned to allow minimum 2 acre lots. There is also some question as to whether or not the commercial center in Earlington Village will remain.

The next meeting will be March 4, 2002 at 7:00 PM.

There being no further discussion, the meeting was adjourned at 9:10 PM.

Respectively submitted,

Elizabeth A. Crisafi,  
Assistant Township Manager