

Planning Commission Meeting Minutes
January 14, 2002
7:00 PM

Present:

Keith Freed, Chairman
Gerald DeLong, Vice Chairman
Karl Cooper
Kyle Koffel
Robert Yothers
Doug Worley

Absent:

Robert G. Flosdorf
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

Reorganization

Mr. Baver, Township Manager, called the Reorganization Meeting of the Franconia Township Planning Commission to Order at 7:01 PM. Mr. Baver opened the floor to nominations for the position of Chairman of the Planning Commission. On a motion by Mr. Worley, seconded by Mr. Cooper, Mr. Freed was nominated for Chairman of the Planning Commission. Mr. Baver then asked if there were any more nominations. Hearing none, the floor was closed to nominations on a motion by Mr. DeLong, seconded by Mr. Worley. Mr. Freed was elected unanimously, with Mr. Flosdorf being absent.

Mr. Baver turned the meeting over to Chairman Freed to complete. Chairman Freed opened the floor to nominations for Vice Chairman. On a motion by Mr. Yothers, seconded by Mr. Cooper, Mr. DeLong was nominated. Mr. Freed asked if there were any other nominations. There being none, the floor was closed to further nominations on a motion by Mr. Koffel, seconded by Mr. Worley. Mr. DeLong was elected unanimously, with Mr. Flosdorf being absent.

Chairman Freed opened the floor to nominations for Secretary. On a motion by Vice Chairman DeLong, seconded by Mr. Worley, Mr. Yothers was nominated. Chairman Freed asked if there were any other nominations. There being none, the floor was closed to further nominations on a motion by Mr. Koffel, seconded by Mr. Cooper. Mr. Yothers was elected unanimously, with Mr. Flosdorf being absent.

Chairman Freed called the business portion of the meeting to order at 7:04 PM.

Meeting Minutes—December 3, 2001

There being no additions, deletions or corrections, the minutes were approved unanimously on a motion by Vice Chairman DeLong, seconded by Mr. Worley, with Mr. Flosdorf absent.

School House Self-Storage (#04-00):

Mr. Boorse, the applicant, presented the revised plans to the Commission. He noted that the outstanding items have been addressed. The street trees were relocated and a note was added to the plans regarding the chicken coop's use or demolition.

Mr. Bayer stated that the plans should be presented to the Board of Supervisors for the conditional use hearing at the February 11, 2002 meeting. A note will need to be added to the record plan depicting the conditional use hearing date and whether or not it is approved.

Mr. Wert noted that the plans still needed PennDOT and Montgomery County Conservation District approval.

There being nothing further, the plans were approved conditioned upon PennDOT and Montgomery County Conservation District approval on a motion by Mr. Worley, seconded by Vice Chairman DeLong.

Froshour Minor Subdivision (#14-01)

Mr. Froshour, the applicant, made the presentation to the Planning Commission. Applicant is proposing to do some minor lot line changes between his lot and his neighbors to acquire more land and to square the parcels off. The site is located on Forman Road.

Mr. Robert Kerns of the Montgomery County Planning Commission went over his review letter with the Commission and applicant. He noted that the applicant should remove the label on lot 2 that states, "It is not a building lot." It was noted that the building front yard setback on lot 2 could be 100 feet versus 200 feet. It was recommended that the change be made since the 200-foot setback as depicted would push future construction into a steep slope area. The letter noted that there could be a possible common access drive in the future and it should be noted on the plans. Mr. Kerns also noted that there is a shed in the back that should be labeled as to its use; and that the steep slopes and ultimate and legal rights-of-way need to be labeled as well. It was noted that the applicant will need to ask for a waiver from Subdivision and Land Development Ordinance 122.23.E.2 to allow a flag lot in an industrial district.

There being no other comments concerning the plans, they were unanimously approved, conditioned upon compliance with the outstanding items as noted in the Montgomery County Planning Commission letter on a motion by Vice Chairman DeLong, seconded by Mr. Cooper, with Mr. Flosdorf being absent.

Clyde and Earl Moyer Minor Subdivision (#15-01)

Clyde and Earl Moyer both presented the plans to the Planning Commission. Mr. Kerns went over his review letter with the Commission and applicant. It was noted that yard setbacks should be revised accordingly. The side yard setback needs to be revised to show a 50-foot aggregate setback. Mr. Kerns recommended that the setback along the Turnpike be revised. It was shown at 20 feet; and Mr. Kerns noted that it should be 40 feet. Mr. Bayer concurred. Applicant agreed to make the changes. It was also suggested that a note be added to the plan, which states that any further subdivision of the proposed lot 2 will necessitate the construction of the road between Gehman Road and Crestwood Drive and the elimination of both cul-de-sacs.

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. Worley, seconded by Mr. DeLong. The motion passed unanimously, with Mr. Flosdorf being absent.

Derstine Minor Subdivision (#16-01)

Neither the applicant nor an applicant's representative was present, so Mr. Bayer presented the plans. The applicant is proposing to subdivide a 2.68-acre lot off of an existing 13.4-acre site. This is a follow-up to the previous subdivision completed last year. The subdivision had to be done in these phases because of the Act 319 restrictions.

The plans show a proposed back-up on-lot system on lot 1, with a sanitary easement leading to it. The Planning Commission recommended getting the easement description recorded along with the plans. The Planning Commission also noted that there was a mistake with the property lines on the Updyke property. The legal right-of-way on Reliance Road needs to be labeled. The Planning Commission noted that they would like to see a sketch plan when the owner decides to develop lot 1.

The plans were tabled until the next meeting when Mr. Kerns would have a review.

Zoning Issues

Glen S. & Debra Stainer—113 & Maple Avenue

Mr. Bayer noted that this was the same application as last month, but that the hearing had been continued until January 21, 2002.

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. Mast reviewed the proposed Godshall Road improvements that would be preformed as part of the project. From the intersection with Delp Road approximately 800 feet back is the improvement area. A left turn lane would be constructed to allow left turns into both the bus and vehicle entrances. The required tapers would be installed and the bank on the side of the road would be cut back, improving site distance. The hump in the road would be taken out and the road would be widened. The school contractors and the Township will enter into a joint-cooperative agreement for the proposed road improvements. For Delp Road, the school would offer additional right-of-way for dedication to the Township for future improvements, but none were proposed as part of this submission.

Mr. Mast also reviewed that the school and surrounding fields were Phase I of the project and that Phase II consisted of the proposed nursery school and the rest of the fields and associated parking. It was noted that a phasing schedule needed to be added to the plans. The installation of the fields and associated parking will trigger the Delp Road improvements. There was a question as to how long it would be before Phase II was constructed. The Applicant indicated that there was no timeline, but the improvements were shown in order to plan for them.

Mr. Mast noted that the Applicant was seeking one waiver and that was to allow the parking spaces to be 9 feet by 18 feet versus 10 feet x 20 feet. The Planning Commission noted this.

Glen Harris, RLA presented the landscaping plans to the Commission. The Applicant is proposing to provide a dense buffer along the areas of the property that abut neighboring

residential properties, especially where the play areas and fields are located. The buffering was a concern of some of the residents within the audience. They seemed satisfied with the answer.

One resident was concerned about a soccer field from Phase II that was located behind his house and having children and balls in his yard. Ms. Crisafi suggested that the applicant design the field in a more North-South direction than the proposed East-West orientation. That would set the field further back from the resident's property and also eliminate play-glare.

Several residents noted their concerns with Delp Road and the increased traffic that will be along the roadway as a result of the construction of the school. They also noted their concern with existing drainage problems for houses that fronted Allentown Road but backed up to the proposed site. Mr. Mast stated they would look into the drainage problem.

There being no further discussion, the plans were tabled until the following month's meeting, when review letters would be submitted by the Montgomery County Planning Commission and the Township Engineer.

Harrington Village Sketch Plan

Mr. William Bonenberger of WB Homes and Mr. David Caracouza of Caldwell Banker presented the sketch plans to the Planning Commission. The Applicant is proposing to construct a 120-unit 55 and older community along Leidy Road. The proposal includes a club house for the residents, installation of sidewalks to Mifflin Street, a path around the site with a bridge that connects the path to the open space proposed for dedication to the Township and associated on-street parking areas for residents and guests.

Ms. Crisafi noted that the additional parking provided seemed excessive and was at a ratio of almost 1:1. She suggested the Applicant reduce the number of spaces provided, as the ordinance only calls for .4 additional parking spaces per unit.

Mr. Bob Hicks of Meadow Wood Lane stated that his property abuts the proposed site. He noted that he already had extreme drainage problems and did not want the problem to get worse as a result of the project. Mr. Bonenberger stated they would work with him.

Pastor Niederhaus of Leidy's Church asked when an agreement was struck between the developer and the Church to allow the sidewalk along the Church's property. Mr. Bayer stated that he had had conversation with Mr. Leidy and the proposal was well received. Mr. Bonenberger asked the Pastor if the church would work with WB Homes to allow the sidewalk to be installed and the Pastor agreed. Because of the cemetery wall on Leidy Road, the sidewalk will have to run from the proposed site through the Church's property adjacent the cemetery to Leidy Road to Mifflin Street. The Pastor also had questions regarding water and sewer that will be handled directly with the applicant. A site meeting will be held between the Applicant, church representatives and township staff to discuss the sidewalk location.

There being no further discussion, the plans were tabled. Applicant will submit preliminary plans to be reviewed in the coming months.

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. Yothers stated that the Applicant would be seeking waivers from the landscaping requirements including parking lot landscaping, installation of street trees, and buffering.

There being no further discussion, the plans were tabled until the February meeting when there would be review letters submitted by the Montgomery County Planning Commission and the Township Engineer.

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

There being no further discussion, the meeting was adjourned at 9:00 PM.

Respectively submitted,

Elizabeth A. Crisafi,
Assistant Township Manager