

## **Minutes: Planning Commission Meeting July 1, 2002**

The Regular Meeting of the Franconia Township Planning Commission was called to order by Chairman Keith Freed at 7:00 PM on Monday, July 1, 2002. Other Planning Commission Members present included Robert Yothers, Kyle Koffel, Karl Cooper, Jerry DeLong, Douglas Worley, and Robert Flosdorf. Township Manager Kevin D. Baver, Assistant Township Manager Michael A. Ruffner, Supervisor Merrill H. Bergey, Township Engineer Barry Wert and County Planning Commission Representative Tolson DeSa were also present.

### **Approval of the June 3, 2002 Regular Meeting Minutes**

Minor wording changes were requested including the spelling of “perk” under the W.B. Homes, Moyer Property (Hunsicker & Crestwood) – Vista at Highland Ridge. Mr. Worley made a motion to approve the Minutes of the June 3, 2002. Mr. DeLong seconded the motion and the motion carried unanimously.

### **Old Business - Subdivision and Land Development**

#### **Harrington Village, Leidy Road (#04-02)**

No representatives were present nor had any revisions been received for this subdivision. A motion to deny the subdivision without a letter of extension was made by Mr. Worley. Mr. DeLong seconded the motion and the motion carried unanimously.

#### **Charles H. Vogel Minor Subdivision (#05-02)**

The applicants C. Dennis Vogel, Larry Vogel, Tracy Myers (potential lot purchaser) and Scott Camburn from Urwiler and Walter, Inc. were present to discuss a two-lot subdivision plan for the property located at 229 Harleysville Pike. Mr. Wert stated that storm water would not be an issue as long as no improvements are made on the upper part of the lot and storm water outflow is not disturbed. The grading permit should include storm water management issues if a new dwelling is established. Mr. Myers, purchaser of the property, will obtain an Easement Agreement for the sewer line to be run for the FSA. A motion to approve the plan, with storm water management to be addressed as part of the grading permit for the new residence was made by Mr. Koffel. Mr. DeLong seconded the motion and the motion carried unanimously.

### **New Business - Subdivision and Land Development**

#### **Wendell Derstine Subdivision (#06-02) – 730 Indian Creek Road**

Scott Camburn from Urwiler and Walter represented the owner of this minor subdivision changing existing one lot to two lots, and providing a 50 foot right-of-way on a third lot. The present septic system would be replaced by a spray irrigation system should the present system fail. The PC had concerns about the possibility of a future subdivision that Mr. Camburn stated the Derstine’s might like to do for a family member. It was suggested that a sketch plan of the future subdivision proposal be presented to the PC. Alternate on-lot systems sites would need to be shown on the sketch plan.

#### **George C. Weimer Subdivision (#07-02) – Elroy and Allentown Roads**

Scott Camburn and George Weimer were present. Mr. Camburn reviewed the plan with the PC. The intent of the subdivision is to create a residential property for the construction of a twin dwelling on Lot #2. Access to the property will be from Elroy Road. Mr. Camburn has completed the PennDOT application for a minimum use HOP. Public water and sewer are available for the property. The driveway for the property will be shared. The applicant was advised that any future land development would require sidewalks and curbing. At the present time, no further development is proposed on the corner property (Lot #1).

### **Zoning Hearing Board Applications**

#### **Wayne Marcho – Allentown Road (Expansion/Setback Variance)**

Mr. Wayne Marcho received the Zoning Hearing Board's approval for the expansion of the existing building. The Record Plan will be amended to show the expansion approval. Mr. Marcho will not be required to present plans to the PC for development approval. The lot line infringements are a concern to Mr. Freed.

**James R. & Bonnie M. Depermentier**

A Conditional Use and Zoning Hearing application have been received for the Allentown Road property presently owned by the Depermentiers. The Hearings will be held on Monday, July 15, 2002 beginning at 6:00. Scott Camburn presented an overview of the proposal. The parcels will not be combined into a joint deed. The PC favors the plan with a separate ingress and egress for the day care parcel and another for the residence and office building over the plan with an access loop. The PC strongly recommended the elimination of the north side driveway. An existing tree may limit the parking area. A waiver for two parking spaces would be requested. Mr. Freed explained that the larger building requires more parking spaces. The sketch plan last revised on June 3, 2002 lists other waivers the applicant is requesting. Curbing will be required, but the extent of the curbing will be determined after staff has reviewed an Agreement that was entered with EDS requiring the placement of sidewalk/curbing. The applicant has spoken to BioPure regarding a retention basin. Sharing/expanding BioPure's existing basin is one option being explored. Other options are providing an above ground storage on the applicant's property that would discharge through BioPure's property or creating an underground system into the basin. Internal curbing may be required, how much and how far will be determined after all Hearings have been completed.

**Regional Plan Update**

**Manager - Update**

Mr. Baver presented an overview of the Regional Land Use Plan as prepared by the Regional Planning Commission. The BOS has concern regarding the re-zoning of the R-130 properties. The BOS feels that if they agreed to the proposal, it will have a negative impact because many property owners are ready to sell their land under the current zoning. The BOS could possibly support the plan if there is a reconsideration of the proposed land use of one acre per dwelling with a cluster option available in these areas and retaining the Office Campus Overlay.

**Next Scheduled Meeting**

The next Regular Planning Commission meeting will be held on Monday, August 5, 2002 beginning at 7:00 p.m.

There was no further business to discuss. The meeting was adjourned.

Respectfully submitted,

Kevin D. Baver, Manager