

Minutes: Planning Commission Meeting June 3, 2002

The Regular Meeting of the Franconia Township Planning Commission was called to order by Chairman Keith Freed at 7:00 PM on Monday, June 3, 2002. Other Planning Commission Members present included Gerald DeLong, Robert Yothers, Karl Cooper, Kyle Koffel, 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 May 6, 2002 Regular Meeting Minutes

Mr. DeLong made a motion to approve the Minutes of the May 6, 2002 Planning Commission Regular Meeting. Mr. Cooper seconded the motion and the motion carried unanimously.

Sketch Plan – Allebach Tract – Bergey Road

Mr. Kenneth Grosse from the Kenneth Grosse Development Group and Mr. Douglas Stewart, Design Planner, presented a sketch plan for the property located on Bergey Road across from the Indian Valley County Club. The present proposal is for a boulevard type entrance with a small bridge crossing the culvert at the entrance. The property has been re-zoned with the MRD Overlay Zoning District. There will be only one entrance to the development with emergency access available from Cowpath Road in the same manor as the Lions Gate Development. There are 94 units proposed consisting of ten single family detached, 11 twin units, 10 triplex units and 8 quad units. This will be an age-restricted community. Homeowners will own the units only. The residents would have no outside land ownership. A homeowners association would own all land. All roads will be privately owned. The Open Space will include all space outside the units. The developer stated that they may seek some zoning change, but did not have their list with them for this meeting. They did state that the distance required between buildings was one item. Everyone living in the community will have a membership to the Indian Valley Country Club. Walking paths will be included as part of the land development plans to be submitted at a later time.

Old Business

Harrington Village, Leidy Road (#04-02)

Mr. David Caracausa advised that the plans are currently under revision and had no new items to discuss with the Commission. Sidewalk connecting to the corner of Cowpath Road from the development will be discussed. Referred to the Park and Recreation Commission for recommendations.

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 a property located at 229 Harleysville Pike. The proposal is creating a second lot in the rear by access of 25-foot flag lot. Zoning requirements are satisfied. Adjacent property owners will be approached for permission to have access the 30-foot drainage easement to run public sewer to a point on Pleasant Valley Drive. The sewer line(s) will be determined at a later time. A 20-foot wide easement will be created for storm water drainage to the rear lot. Tolson DeSa from the MCPC stated they would like to have the building envelope depicted not be included in the easement. Mr. Camburn stated that the envelope stops at the easement line.

Subdivision/Land Development – New Business

W.B. Homes – Moyer Property (Hunsicker & Crestwood) – Vista at Highland Ridge

Mr. David Caracausa was present to follow up the possible development of the property that consists of approximately twenty-seven acres located on cul-de-sac streets (Crestwood and Gerhart). The parcel is located in the R-130 Residential Zoning District. All lots meet zoning requirements. Single dwelling homes

would be constructed. Crestwood Drive and Hunsicker Road would be connected. Public sewer is not available so proposed option is for individual on-lot septic systems. There are problems with percolate tests on the parcel. A controlled-fill requiring four (4) years before perk testing may be completed will be required before septic sites can be determined. Berming will be used for aesthetic purposes. The preliminary review by the PC was favorable to the project.

Zoning Hearing Board Applications

Wayne Marcho – Allentown Road (Expansion/Setback Variance)

Mr. Baver advised the PC that Wayne Marcho has submitted a zoning hearing board application for a variance of their non-conforming use of the parcel on Allentown Road. Mr. Marcho would like to expand the Franconia Township plant to increase the size of the processing plant by approximately 20,000 square feet. The zoning hearing will be held on Monday, June 17, 2002 at 7:00 p.m.

Regional Plan Update

Mr. Kerns was not present at this meeting. No action was taken.

Other Business

Mr. Freed, Mr. Worley and Mr. Koffel attended a land strategy seminar. Mr. Freed felt the Impact Fees charged should be reviewed and possibly be increased. The current plan should be updated in the near future. The PC suggested Mr. Paul Detwiler be asked to represent builders in the area on the committee. It was learned that Mr. Detwiler is deceased.

Next Scheduled Meeting

The next Regular Planning Commission meeting will be held on Monday, July 1, 2002 beginning at 7:00 p.m.

There was no further business to discuss. The meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Kevin D. Baver, Manager