

Minutes: Planning Commission Meeting May 6, 2002

The Regular Meeting of the Franconia Township Planning Commission was called to order by Chairman Keith Freed at 7:00 PM on Monday, May 6, 2002. Other Planning Commission Members present included Gerald DeLong, Robert Yothers, Karl Cooper, Kyle Koffel and Robert Flosdorf. Township Manager Kevin D. Bayer, Assistant Township Manager Elizabeth Crisafi, Township Engineer Barry Wert and County Planning Commission representatives Robert Kerns and Tolson DeSa were also present. Planning Commission Member Robert Yothers was absent.

Approval of April 1, 2002 Regular Meeting Minutes

Mr. DeLong made a motion to approve the Minutes of the April 1, 2002 Planning Commission Regular Meeting. Mr. Worley seconded the motion and the motion carried unanimously.

Subdivision/Land Development – Old Business

PennView Christian School – Delp, Godshall and Allentown Road (17-01)

Mr. Bayer reviewed with the PC a meeting held with school officials, Rick Mast, Richard C. Mast Associates on April 22, 2002. Mr. Bayer felt that revised plans presented at this meeting have met all the requirements of the Township. The project will be completed in two phases. The school is presently requesting approval for Phase 1. A connector path will permit access to the ball fields and will be connected to sidewalks along the side of the building. A discussion took place regarding the soccer field located on the lower part of the parcel. The field has been moved to between seventy-five and one hundred feet on the closest corner. Waivers that have been requested are listed on the record plan. A motion to give preliminary approval to PennView Christian School via a Resolution incorporating necessary language regarding the Zoning Hearing Board decision, waivers and all other final details to be approved by the BOS was made by Mr. DeLong. Mr. Cooper seconded the motion and the motion carried unanimously.

Harrington Village, Leidy Road (#04-02)

Mr. David Caracausa, William Bonenberger and Ron Klos from Bohler Engineering, Inc. were present to represent the Harrington Village development. The forty-seven acre parcel, located off of Leidy and Cowpath Roads, is in the R-175 Zoning District. An Ordinance was passed to permit the use of the MRD overlay that would permit the construction of an Older Adult Community. The proposal is to construct 120 units with buildings consisting of three or four units per building. Open Space would be dedicated to the Township a portion of which would lead to Leidy and Cowpath Roads. Private walking trails will be provided for the

residents of the community. Mr. DeSa from the County Planning Commission stated that there were safety concerns regarding the path and gave suggestions to provide for a safer connection to the Banbury Open Space. Sidewalks will be constructed to Mifflin Street. There are sixty-three parking spaces provided for visitor parking. Sidewalks will be constructed on one side of the road with curved curbing be used rather than regular curbing. Mr. Bergey felt that sidewalks and curbing is a Township issue during the planning stages of a development. Each unit would have a drive that will provide for the parking of two cars. Mr. Bayer stated that the BOS is working on options to cross Cowpath Road especially since there is an easement across the Loux property located near this development. Mr. Robert Hicks whose property adjoins the parcel questioned action that would be taken regarding an unstable swale through his property from the concentrated runoff from the parcel to be dedicated to the Township. Mr. Wert advised that an evaluation of the erosion of the swale and mitigation thereof needs to be included with WB's application. Mr. Wert stated that it appears that large moving vans will not be able to maneuver through the islands of the cul-de-sacs. The engineer needs to demonstrate with the standard ASSHTO truck turning diagrams how the vans will be able to enter, park and then leave the site, even if it means converting portions of the parking islands to mountable curbs.

Subdivision/Land Development – New Business

W.B. Homes – Moyer Property Sketch Plan (Hunsicker & Crestwood)

Mr. Bonenberger presented a sketch plan for the Moyer property that consists of approximately twenty-seven acres located on cul-de-sac streets (Crestwood and Gerhart). There is presently two hundred feet of field located between the two streets. The parcel is located in the R-130 and requires 35,000 square foot minimum lot size. Public sewer is not available so the only option is for individual on-lot septic systems. There are problems with perk tests on the parcel. The sketch plan shows twenty-two lots, changing the present ninety-degree intersection into a "T" intersection and connecting the two cul-de-sac to make it a through street. WB requested the use of controlled-fill sites for the on-site systems. The Planning Commission felt that the controlled-fill was an interesting concept. Mr. Bayer will present the idea to the BOS at their Work Session Meeting to be held on Friday, May 10.

Wayne Marcho – Allentown Road Sketch Plan

Mr. Wert advised the Planning Commission that Mr. Marcho has an open conditionally approved land development plan that has never been finalized. Marcho Farms is asking for an amendment to the current plan. Mr. Wert suggested amend what has been approved. Mr. Brian Friesen from Marcho Farms presented the revised plan. Marcho Farms had put an addition on there building that was to be completed in two phases. Phase I has been constructed. Phase II was the revamping of the kill area that was not

constructed. Mr. Marcho is proposing a new Phase I proposal. A temporary parking area, to be used only during the construction period, would be constructed where the existing proposed building is located. Marcho Farms will need to go before the Zoning Hearing Board for a variance to permit the building expansion. No further action can be taken until after the Zoning Hearing has been held. Mr. Baver will contact the Township Solicitor regarding the amendment to the original record plan.

Zoning Hearing Board Applications

Stainer Application – Appeal

Mr. Baver advised the PC that the Stainers have appealed the Zoning Hearing decision. The conditions offered to the Stainers are back on the “table”. Mr. Baver has not received a reply from either the Stainers or the Attorney. The applicant has an Agreement with Keller’s Creamery that expires the end of the year.

Regional Plan Update

Eric Jarrell – Principal Planner (Review and Comments)

Mr. Eric Jarrell and Ms. Cathy Ember from the Montgomery County Planning Commission are working on the Indian Valley Regional Planning Commission Comprehensive Plan.

Next Scheduled Meeting

The next Regular Planning Commission meeting will be held on Monday, June 3, 2002 beginning at 7:00 p.m.

There being no further business to discuss, Mr. DeLong made a motion to adjourn. Mr. Flosdorf seconded the motion.

Respectfully submitted,

Kevin D. Baver, Manager