

## **Planning Commission Meeting Minutes from January 13, 2003**

Kevin D. Baver, Township Manager, called the Organizational Meeting of the Franconia Township Planning Commission to Order at 7:00 p.m. on Monday, January 13, 2003. Planning Commission Members present included W. Keith Freed, Gerald DeLong, Kyle Koffel, Douglas Worley, Robert Yothers and Karl Cooper. Assistant Manager Michael A. Ruffner, Assistant Township Engineer Cindy VanHise and Tolson DeSa, County Planning were also present for this meeting. Robert Flosdorf was absent.

Mr. Baver accepted nominations for the position of Planning Commission Chairman. Mr. Worley made a motion to nominate Mr. DeLong. Mr. Koffel seconded the motion. There being no further nominations, Mr. Cooper made a motion to close the nominations. Mr. Yothers seconded the motion. Motion approved. Mr. DeLong was unanimously appointed as Chairman of the Planning Commission. Mr. DeLong presided over the remainder of the organizational meeting.

Mr. DeLong accepted nominations for the position of Vice Chairman. Mr. Worley nominated Mr. Cooper. Mr. Koffel seconded the motion. There being no further nominations, Mr. Freed made a motion to close the nominations. Mr. Yothers seconded the motion. Motion approved. Mr. Cooper was unanimously appointed as Vice Chairman of the Planning Commission.

Mr. DeLong accepted nominations for the position of Secretary. Mr. Freed nominated Mr. Koffel. Mr. Worley seconded the motion. There being no further nominations, Mr. Yothers made a motion to close the nominations. Mr. Cooper seconded the motion. Motion approved. Mr. Koffel was unanimously appointed as Secretary of the Planning Commission.

The Organizational Meeting was adjourned at 7:07 p.m. and the Regular Meeting of the Planning Commission was called to order.

### **APPROVAL OF MINUTES**

Mr. Cooper made a motion to approve the minutes from the December 2, 2002 Regular Planning Commission Meeting. Mr. Worley seconded the motion and the motion passed unanimously.

### **SUBDIVISION AND LAND DEVELOPMENT**

#### Old Business

Indian Valley Greeneres- Ken Grosse- Allebach Tract (#02-09)

No action was taken on this land development plan.

#### New Business

Maplewood Estates – Peter Becker Community (#02-10)

There was no representation from the applicant. However, Mr. DeSa introduced the county review letter dated January 6, 2003 and reviewed its comments with the commission. A recommendation was made to

forward the plans to the Park and Recreation Committee for review of potential trail connections. There was no engineer review available at this meeting.

#### LEDA Investments – Forman Road (#01-03)

Mr. James Major, project engineer, and Mr. Jesse Bagga, business owner, introduced their proposal to the commission. No formal reviews were submitted by the county or the township engineer at this meeting. The commission questioned the proposed use of the building. Mr. Major stated that the user has not been secured at this time. Mr. Freed was concerned how parking would be established. Mr. Bagga stated that the use would be similar to that which is in the present building. Mr. Baver stated the Use and Occupancy permit requirement would ensure that any proposed use would meet the LI district permitted uses. The commission requested that parking “in reserve” be established on the plan should it ever be needed. There is currently an on-lot sewer system and private well for water. Holding tanks could be used if permitted. No further action was taken.

#### Harrington Village – Leidy Road (#04-02)

The commission reviewed revised landscaping plans as submitted. Recommendations were made to shift some of the proposed trees from within the development to extend along the frontage of the Clemens property where the trail will continue to Cowpath Road. Mr. Baver will contact Mr. Clemens to review the tree plantings as this would be considered an off-site improvement and would require permission from Mr. Clemens. Mr. Clemens has agreed to allow the extension of the walking trail with an easement agreement that will be made part of the land development agreement.

### **ZONING HEARING BOARD APPLICATIONS**

No applications.

### **REGIONAL PLAN UPDATE**

Mr. Baver reported that the lawyers are still trying to work out a revised implementation agreement between Lower Salford and Franconia.

### **NEXT SCHEDULED MEETING**

The next scheduled Planning Commission meeting is Monday, February 3, 2003 at 7:00 p.m.

There was no further business discussed and the meeting was adjourned.

Respectfully submitted,

Kevin D. Baver, Manager