

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 p.m. on Monday, April 2, 2007. Planning Commission Members present included Doug Worley, Keith Kneipp, Robert Yothers, Kerrin Musselman, and Robert Flosdorf. Township Manager Kevin D. Baver, Assistant Township Manager Jamie P. Worman, Township Engineer Cynthia Van Hise and Watson Olszewski from the Montgomery County Planning Commission were also present for this meeting. Kyle Koffel was absent from the meeting. (Excused)

Mr. Delong started by opening the meeting up to the public. Mr. Matthew Sirianni, a resident from the Banbury Development, stood up and asked if the commission had information on an ACTS Retirement Community coming into the township along Beck Road and whether they knew if a rezone of the property was going to take place. Mr. Baver replied that he could discuss that with him and that it was not something this board would be able to address. Mr. Baver met with the resident in the lobby to answer his questions.

#### **APPROVAL OF MINUTES**

Mr. Worley made a motion to approve the minutes from the March 5, 2007 regular Planning Commission Meeting. Mr. Kneipp seconded the motion. The motion passed.

#### **SUBDIVISION AND LAND DEVELOPMENT**

##### **OLD BUSINESS**

##### *Reinford Subdivision- Godshall Road (#07-05)*

Mr. Craig Forward of Horizon Engineers was present to discuss this application. He informed the commission that they were requesting a recommendation for approval for the Reinford Project. He reviewed the waivers that were currently being requested. He mentioned that they are seeking a partial waiver from showing all existing features within 200 feet of the site. He continued that waivers from frontage improvements including roadway widening, sidewalks, and concrete curb, had also been requested. He also mentioned that a note would be added to the record plan indicating that the further subdivision of lot 1 would result in frontage improvements across the entire original tract. Mr. Forward then noted that the applicant will comply with all the items listed in the review letter from Metz Engineers dated March 27, 2007. Mr. Forward informed the commission that he had been in contact with Mr. George Witmayer, Sewer Authority Executive Director, regarding sewer plans in the area of the project. He continued that they may be able to tie

into the public sewer line if it does become available. Mr. Bayer commented that the sewer in that area was in the very preliminary stages, but they are looking to run a line from Reliance Road to Godshall Road. He explained that the 537 Plan would have to be amended to include that location as well. Mr. Bayer suggested that when the applicant was ready to develop the lots that they take advantage of the public sewer. Mr. Bayer suggested that they contact Mr. Witmayer because he could provide temporary sewerage arrangements in the meantime. Mr. Worley questioned if they had approved perc sites. Mr. Forward replied that they did have approved sites and he indicated where they were shown on the plans. Mr. Delong asked if there was anything else to add. Ms. Van Hise had no comments. Mr. Worley made a motion to recommend the project for conditional preliminary/final approval based on the conditions outlined in the Metz letter and any other conditions that had been set forth. Mr. Musselman seconded the motion. The motion passed.

Todd Walker Subdivision – Mininger Road (#12-05)

Ms. Worman informed the group that a recommendation for denial would be necessary if an extension of the 90-day time limitation was not received prior to the next board of supervisors meeting. Mr. Worley made a motion to deny the plan in the absence of an extension. Mr. Kneipp seconded the motion. The motion passed. No further discussion took place on this application.

Donald & Linda Hagey Subdivision – Schoolhouse Road (#16-05)

No discussion took place on this application.

The Weimer Group Land Development- Rte. 113 & Schoolhouse Rd. (#03-06)

No discussion took place on this application.

Ken Taggart Subdivision- 521 Cowpath Road (#05-06)

No discussion took place on this application.

Reformed Baptist Church Subdivision (#09-06)

Ms. Worman reminded the commission that this project was scheduled for a conditional use hearing on April 16<sup>th</sup>, 2007. No further discussion took place on this application.

Earl Moyer Tract Subdivision (#10-06)

Ms. Worman informed the group that a recommendation for denial would be necessary if an extension of the 90-day time limitation was not received prior to the next board of supervisors meeting. Mr. Yothers made a motion to deny the plan in the absence of an extension. Mr. Worley seconded the motion. The motion passed. No further discussion took place on this application.

MCC Resource Center Land Development (#13-06)

No discussion took place on this application.

Lincoln Woods Subdivision (#01-07)

Mr. Richard Parry of T.H. Properties was present to discuss this application. Mr. Parry gave an update on the Lincoln Woods project. He gave a brief overview of the 83-lot subdivision/land development project located on Kulp Road. Mr. Parry then reported that since last month they have reviewed the stormwater situation more thoroughly. He explained that they have really been looking into alternative infiltration measures. In doing so, they will be looking at making rain gardens, creating natural swales and rechargeable ground water areas at this project. He then reported that THP has made their first submission to the Montgomery County Conservation District. They are awaiting a response from that agency. In addition to these items, Mr. Parry noted that he has met with officials from Lower Salford Township and the Lower Salford Township Park & Recreation Board to discuss the trail alignment. They were able to come up with a trail connection into Lower Salford Township. The trail would connect into the existing trail located in the Summerwind Project in Lower Salford and then continue through the township's open space area along the woodland area into Lincoln Woods. Mr. Baver questioned whether the open space was in Lower Salford Township. Mr. Parry replied that it was located in Lower Salford Township. Mr. Parry then continued that THP had met with the sewer authority director and have started the process of pursuing public sewer for the project. Mr. Parry also mentioned that they have received an approved plan from the North Penn Water Authority for public water. Mr. Parry reminded the commission that the project is scheduled for a conditional use hearing on April 16<sup>th</sup>, 2007. Mr. Delong commented that he was happy with the trail connection. Mr. Parry then noted that a school bus stop had been added to the plans. He explained that they would be extending the sidewalk out and around the curb radius to the bus stop and then will tie it into the trail. Mr. Watson Olszewski asked if THP would be willing to add another bus stop if the school wanted one. Mr. Parry replied that they typically do not offer more than one bus stop but he could look into it. Mr. Baver then

mentioned a concern received from the neighbor across the street from the site regarding the location of the entrance and its relation to his driveway. Mr. Bayer asked that this concern be considered. Mr. Parry replied that they could definitely look into it and possibly shift it. No further discussion took place on this application.

*Guidemark Land Development (#02-07)*

Ms. Susan Rice of Stout, Tacconelli and Associates was present to discuss this application. Ms. Rice gave a brief overview of the 5-lot industrial subdivision (one lot remaining residential) and then addressed the review letter from Metz Engineers dated March 29, 2007. Ms. Rice reported that they intended to comply with most of the items listed in the letter but that did have a few items to discuss. The first item Ms. Rice mentioned was the possible extension to Forman Road for an emergency access to the site. Ms. Van Hise informed Ms. Rice that the township was actually now interested in possibly having the direct connection to the site come off of Forman Road instead of a Lower Road entrance. Ms. Rice explained that the applicant had already approached the property owner about making that possible and he was not interested in selling his land for that purpose. Mr. Dolinar, the applicant, then reiterated that he had contacted Mr. Freed and he was not willing. Mr. Bayer then mentioned that the township was willing to throw out some options to make this connection work. Mr. Dolinar replied that he was in touch with Mr. Freed as recently as last Thursday and he was informed that he would sell the one side of the property but nothing else. Mr. Bayer then asked Mr. Dolinar if he would object to the township contacting the property owner to discuss this issue. Mr. Bayer continued that if this was possible the township would be willing to look into a reduction of impact fees or some option that would make it cost effective because the township wants this connection. Mr. Dolinar then asked if there was a connection out to Forman Road would it be a possible cut through for the school students. Ms. Rice explained that it would be changed to a single access off of Forman and they would get rid of the Lower Road access. Mr. Dolinar agreed that that made sense and that he would not be opposed to the township contacting Mr. Freed. Ms. Rice then continued through the review items. She mentioned that item number 5 notes a requirement of no parking within 100 feet of a property line. She continued that she does not know how this would be possible. Ms. Van Hise replied that this item was discussed in the zoning ordinance committee meeting and the land planner will be looking into it and getting back to her with an answer. Ms. Rice moved onto the next item, she explained that they did not want to extend the curb along the drive because of future expansion. She continued stating that they would add a note to the plan that said if the expansion did not occur within ten years then they would be required

to extend the curb at that time. Ms. Rice explained that it was on the high side of the site and would not be needed for stormwater management. Mr. Delong replied that he would think it would be needed for stormwater but if it's on the high side it would be okay. Ms. Van Hise confirmed that it was not needed for stormwater management. Mr. Worley asked if there was concern about the area becoming auxiliary parking because there is no curb. Ms. Rice replied that the applicant has provided a large amount of parking area along with a large storage aisle so there should be ample parking. Mr. Worley was okay with her explanation. Ms. Van Hise mentioned that the note could say that it could be added in ten years or at the township's request. Mr. Kneipp asked if there was something less permanent like a bumper that could be added. Mr. Dolinar replied that he would be concerned with the plows if there was something of that nature installed. Mr. Olszewski suggested some type of marker being added. Mr. Dolinar agreed that it could be staked in the winter time. Ms. Rice then asked if the group would be looking for sidewalk in this location. The commission agreed that they would not pursue sidewalk in this area. Ms. Rice then mentioned that they are proposing a 30ft. cart width even though they are being asked to provide a 36ft. cart width because that seems entirely too wide. Ms. Van Hise replied that she would check with the public works director on that. Ms. Rice then mentioned that she would arrange to meet with township staff to discuss the stormwater items at another time. No further discussion took place on this application.

## **New Business**

### No New Business

## **ZONING HEARING BOARD APPLICATIONS**

Mr. Baver reported that T.H. Properties received approval for a special exception to permit an in-law suite at the property located at 320 Elmwood Land in the Belmont Estates Development.

## **OTHER BUSINESS**

Mr. Baver reported that the Lincoln Woods Project and the Reformed Baptist Church Project were scheduled for a conditional use hearing on Monday, April 16<sup>th</sup>, 2007 at 6:00 p.m. Mr. Worley confirmed that he would be present at the hearing on behalf of the planning commission. Mr. Baver reminded the members to review the application and forward any comments to him prior to the hearing. Mr. Baver then announced that he had received planning modules for the Hopewell Christian Fellowship Church Project and the Reformed Baptist Church Project. He explained that there was an issue with the Hopewell application. They are being required to extend their permit for

a holding tank at their property. Due to the size of the tank they need, which is over 800 gallons, they are required to have supporting documentation from the sewer authority and township indicating that there is public sewer coming and that we are not opposed to the holding tank. Mr. Bayer then mentioned that if they are not approved then he is unsure of what will happen to the land development application.

**NEXT SCHEDULED MEETING**

The next scheduled Planning Commission meeting is Monday, May 7, 2007 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager