

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 p.m. on Monday, December 7, 2009. Planning Commission Members present included Bob Yothers, Keith Kneipp, Kyle Koffel, Kerrin Musselman, Doug Worley and Patricia Alderfer. Assistant Township Manager Jamie P. Worman, Township Engineer Cindy Van Hise, P.E., and Jean Holland from the Montgomery County Planning Commission were in attendance.

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the October 5th, 2009 regular meeting. Mr. Musselman seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

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

Mr. Delong entertained a motion to recommend this application for denial to the Board of Supervisors. Discussion took place pertaining to the inactivity of the project. Mr. Worley suggested that a formalized aging clause might be worth considering when projects remain inactive for a portion of time. Ms. Worman replied that such a policy was discussed in the past but that nothing was finalized. Mr. Delong voiced concern over agreeing to terms during discussions of plans that might not be agreeable years later when the plan is still on the agenda. Ms. Worman added that the plan was never revised according to the last Metz Engineers review letter. Mr. Worley made a motion to deny the application. Mr. Musselman seconded the motion. The motion passed.

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

No discussion or action took place on this application.

Leidy's Church Land Development – W. Cherry Lane & Leidy Road (#03-09)

No discussion or action took place on this application.

NEW BUSINESS

NO NEW BUSINESS

OTHER BUSINESS

Mr. Delong skipped down the agenda to address the sketch plan item. Mr. Michael Brigidi was present to discuss this plan. Mr. Brigidi informed the commission that he was the owner of a parcel located on Souderton/Hatfield Pike. He explained that he is interested in constructing a steel building on a concrete slab on the property. He mentioned that he had gone before the Board of Supervisors to discuss his plans and was directed to the planning commission for feedback. He added that his main concern is that he has a small lot and is proposing a small use and the cost of developing the lot may exceed the worth of the property. Ms. Van Hise, P.E., questioned the nature of the business located on the property and how many employees would work there. Mr. Brigidi replied that the building would house his welding/fabrication business with one employee in addition to himself. Ms. Worman added that the use proposed is a conforming use and the setbacks shown on the plan are in compliance with zoning. She added that the lot size is smaller than required but is a non-issue as it is an existing lot. Mr. Delong asked about truck traffic. Mr. Brigidi replied that the truck traffic would be limited to a UPS delivery truck. Mr. Musselman questioned whether the building would have public sewer and water. Mr. Brigidi replied that water and sewer would be public. Ms. Van Hise questioned if he envisioned an expansion of the business. Mr. Brigidi could not give a definitive answer. Mr. Delong questioned the asphalt loading dock noted on the plans. Mr. Brigidi explained that that notation was to distinguish the loading area from the general parking area. Ms. Van Hise noted that there was nothing on the plans addressing stormwater. Mr. Brigidi pointed out an existing swale and mentioned that the extension of that swale is what they are proposing for stormwater management. Ms. Van Hise replied that the plan proposes almost 10,000 square feet of impervious surface and a more sophisticated stormwater management facility would be required, retention and infiltration would be needed. Ms. Van Hise asked if the applicant had contacted PennDot in regards to improvements along Souderton/Hatfield Pike. Mr. Brigidi replied that he has had difficulty reaching anyone at PennDot. Ms. Worman then gave an additional explanation as to what the purpose of Mr. Brigidi's proposal to this board was by explaining that Mr. Brigidi had approached the supervisors to request consideration for a waiver of land development given the scope of his project and the size of his lot. She continued that the supervisors were not in favor of a waiver of land development but did offer to help Mr. Brigidi through the process and to strongly consider his requests for waivers for certain public improvements. She added that Mr. Brigidi is looking to the planning commission to get feedback as to which improvements they would seek in relation to this project. Mr. Delong replied that he did not see a need for sidewalk in this area. Mr. Worley added that the project should conform to the

self-storage project that took place on this road. Mr. Delong added that he agreed with the supervisors' position in that the land development process needed to be followed especially in relation to stormwater management. Ms. Worman explained the process to Mr. Brigidi and offered a few ideas to reduce the amount of reviews and revisions by having the applicant and engineer work closely together. Mr. Brigidi replied that he was receptive to the ideas and that he would schedule a meeting with the township engineer before moving forward.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that the zoning hearing for L.Merrill and Martha Yoder and T-Mobile Northeast LLC, in which the applicants were seeking various interpretations, special exceptions, and variances pertaining to their request to install a 140-foot cell phone tower which will also operate as a wind turbine electric generator on their property located at 761 Cowpath Road had concluded and a decision was pending. She added that the decision was to be announced on Wednesday, December 9th, 2009.

Ms. Worman reported that the hearing for Robert Hunsicker, in which the applicant requested permission to allow more than 2 four-legged domestic animals on his property located at 431 Morwood Road, had also concluded and that a decision was pending. This decision was also expected to be issued on Wednesday, December 9th, 2009.

Ms. Worman also reported that the two applications received from T-Mobile Northeast LLC requesting a variance to permit the addition of antennae and equipment boxes to two existing towers located at 671 Allentown Road and Cowpath & Township Line Rds was approved.

Ms. Worman reported that the zoning hearing board had three applications that were all continued due to the Board of Supervisors' opposition. The first application is David & Annette Sowhangar who are requesting relief of lot size dimensions to permit a minor subdivision of their lot located at 34 Cowpath Road. The second application was submitted by Todd Alderfer. Mr. Alderfer is requesting a variance to permit an auto restoration business at 705 Morwood Road. Both Sowhangar and Alderfer are scheduled to go before the Board of Supervisors at their December 11th, 2009 Work Session Meeting. The final application being continued was filed by Kerry Hallman and Nikola Kurtin. The applicants are interested in operating a food trailer at 589 Lower Road. The

Board of Supervisors is in opposition of this application for various safety and traffic reasons along with sewer issues. No date has been set for any of the continued hearings.

OTHER BUSINESS

Ms. Worman reported that Ordinance Number 365 was approved by the Board of Supervisors at their November 16th, 2009 regular meeting.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, January 11, 2010 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager