

Township Engineer, Cynthia VanHise called the Organizational Meeting of the Franconia Township Planning Commission to order at 7:03 p.m. on Monday, January 12, 2009. Planning Commission Members present included Gerald Delong, Doug Worley, Kerrin Musselman, Kyle Koffel, Robert Flosdorf and Robert Yothers. Jean Holland from the Montgomery County Planning Commission was also present for this meeting. Jamie Worman, Assistant Township Manager, and Planning Commission member Keith Kneipp were absent (excused).

Ms. VanHise accepted nominations for the position of Planning Commission Chairman. Mr. Worley made a motion to nominate Mr. Gerald Delong. Mr. Musselman seconded the motion. The motion passed. Mr. Delong then presided over the remainder of the organizational and regular meeting. Mr. Delong accepted nominations for the position of Planning Commission Vice Chairman. Mr. Yothers made a motion to nominate Mr. Doug Worley and Mr. Musselman seconded the motion. The motion passed. Mr. Delong then accepted nominations for the position of Planning Commission Secretary. Mr. Yothers made a motion to nominate Mr. Musselman. Mr. Worley seconded the motion and the motion passed. The Organizational Meeting came to a close at 7:06 p.m. and the Regular Meeting of the Planning Commission was called to order at 7:07 p.m.

#### **APPROVAL OF MINUTES**

Mr. Flosdorf made a motion to approve the minutes from the November 3, 2008 meeting. Mr. Worley seconded the motion. The motion passed. Mr. Delong made note that there was not a December 2008 meeting; therefore there were no meeting minutes from December to approve.

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

##### **OLD BUSINESS**

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

No action or discussion took place on this application.

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

No action or discussion took place on this application.

Souderton Self Storage Land Development (#03-08)

No action or discussion took place on this application.

Church of Jesus Christ of Latter-Day Saints (#06-08)

Mr. Mike Minervini of Liberty Engineering was present to discuss this application. Mr. Minervini gave a brief update of the proposed church application which is to be located at the corner of Harleysville Pike and Maple Avenue. He stated since his last appearance at the board meeting, the driveway was relocated per PennDOT's request to be opposite of the furniture store driveway on the south side of Route 113. He stated that the driveway will be relocated in the future if required by PennDOT when the Maple Avenue intersection with Route 113 is realigned. He further explained that the stormwater basin had been revised, as it previously was an above ground basin, and it is now located under the rear parking lot, which will minimize the on-site disturbance. The underground basin will provide infiltration and Mr. Minervini provided Ms. VanHise with copies of two separate infiltration testing reports. Mr. Minervini further stated that additional landscaping was added to screen the adjacent residential property and they provided additional street trees. He stated that a sanitary sewer easement was added through the property with a sewer line and pump station for a future tie to Indian Creek Road, as had been requested by the Franconia Sewer Authority. Mr. DeLong stated that he had concerns with the lack of frontage improvements being shown and that he would like to see widening with curb, which would function as acceleration and deceleration lanes. Ms. VanHise suggested that the applicant also request to discuss this project with the Board of Supervisors to get a sense from them on their frontage improvements, rather than just defer the decision to PennDOT. Mr. Minervini stated that he would schedule this to be discussed with the Supervisors. Mr. Worley stated that he supported the widening and curb and also stated that the frontage should be graded to support sidewalk, whether it be installed now or not. Mr. Minervini reviewed the topography waiver request. Ms. VanHise stated that additional topography was required along the north

property line, for a minimum of 75 feet. Mr. Minervini then requested to discuss some of the comments in the January 7, 2009 Metz Engineers review letter. He stated that he would provide the review letter to TPD to determine if the emergency vehicle turning movements could be achieved. He further asked for clarification on several of the review comments. Mr. Minervini provided a hand-out of the underground stormwater system being proposed, StormTank, and stated that he has proposed and seen this system installed on other projects. This system will promote infiltration on this site. Mr. Minervini stated that he is designing the grinder pump required for this site and will forward it to the FSA for approval. He stated that a technical review had not yet been received from Montgomery County Conservation District, but anticipated one within a few weeks. No further discussion took place on this application.

#### **NEW BUSINESS**

##### *James Rittenhouse Minor Subdivision –Indian Creek & Godshall Roads (#08-08)*

Ms. Melissa Prugar of Urwiler & Walter, Inc. was present to discuss this application. Ms. Prugar explained that they had previously submitted a sketch plan for this property and that they had made some adjustments to the plan since then. She noted that the parcel was slightly over 10 acres in size and that the applicant was proposing to subdivide off one building lot on Godshall Road. The lot area of Lot 1 has been increased to 1.627 acres net, from 1.42 acres net as shown on the sketch plan. She then went on to explain that the applicant was proposing a shared driveway with Lot 2 since the lots would be both in the same ownership and that the applicant wanted to preserve this front yard area on Lot 1 for crops. Ms. Prugar stated that the applicant would be willing to place a note on the Record Plan stating that if Lot 1 was ever sold in the future, a separate driveway from Godshall Road would be installed. The board was agreeable to that. Ms. Prugar then reviewed the Metz Engineers review memo, dated January 7, 2009. She stated that comment #3, pertaining to the deed restriction on the open space, was a will comply. She further went on to discuss the four waivers being requested. The board supported the waivers being requested for this application. Mr. Musselman made a motion to recommend the application for conditional preliminary/final approval to the Board of Supervisors. Mr. Worley seconded the motion. The motion passed.

**ZONING HEARING BOARD APPLICATIONS**

None Heard

**OTHER BUSINESS**

None Heard

**NEXT SCHEDULED MEETING**

The next scheduled Planning Commission meeting is Monday, February 2, 2009 at 7:00 p.m. There was no further business discussed at the meeting. Mr. Worley made a motion which was seconded by Mr. Musselman to adjourn the meeting. The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Cynthia VanHise, Township Engineer