

Mr. Gerald Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02 p.m. on Monday, July 2, 2012. Planning Commission Members present included Doug Worley, Robert Yothers, Kyle Koffel, Kerrin Musselman and Patricia Alderfer. Assistant Township Manager, Jamie P. Worman, Township Engineer, Cindy Van Hise, and Jean Holland from the Montgomery County Planning Commission were also present for this meeting. Planning Commission member Keith Kneipp was absent (excused).

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the June 4th, 2012 regular meeting. Ms. Alderfer seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Brian Shaughnessy Minor Lot Line Adjustment- 230 Harleysville Pike (#02-12)

Mr. Brad Clymer of Richard C. Mast Associates was present to discuss this application. He gave a brief overview of the plans explaining that the Shaughnessy's are interested in acquiring additional land from the adjacent property to add to their rear yard. He reported that he was in receipt of the Montgomery County Planning Commission letter dated June 26th, 2012 and the Metz Engineer's letter dated June 27th, 2012. He noted that many of the comments in the letters were administrative or dealt with plan clean-up. He addressed item number six that pertained to the ownership of the subject parcel and that it is still listed under the old owner's name. Mr. Clymer assured everyone that the correct ownership will be recorded prior to the filing of the plan. He added that the applicant will comply with all of the other items listed in the letters. Mr. Koffel made a motion to recommend preliminary/final approval of the plan to the Board of Supervisors. Mr. Worley seconded the motion. The motion passed. Ms. Worman reminded Mr. Clymer that upon the recordation of the plan the deed would still need to be amended to reflect the additional square footage of property.

NEW BUSINESS

NO NEW BUSINESS

ZONING HEARING BOARD APPLICATIONS

NOTHING TO REPORT

OTHER BUSINESS

Ms. Worman reported that W.B. Homes Inc. is working on revised plans for the Vistas at Highland Ridge Development. She explained that since there were significant changes to the plan the plan would be coming back before the Planning Commission for their review. She added that the plans are expected around the end of July. She continued that since there were no current applications before the commission that the group would not meet in August. Instead, they would reconvene in September to review the Vistas at Highland Ridge Plan if it is received prior to that time.

NEXT SCHEDULED MEETING

The next regularly scheduled Planning Commission meeting is September 4th, 2012 at 7:00 p.m. The meeting will be held on a Tuesday due to the Labor Day Holiday. There was no further business discussed at the meeting. The meeting was adjourned at 7:11 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager