

Doug Worley called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 p.m. on Monday, July 7, 2008. Planning Commission Members present included Kyle Koffel, Robert Yothers, Kerrin Musselman, and Bob Flosdorf. Assistant Township Manager Jamie P. Worman, Township Engineer Cindy Van Hise, and Eric Jarrell of the Montgomery County Planning Commission were also present for this meeting. Gerald Delong and Keith Kneipp were both absent from the meeting (excused).

#### **APPROVAL OF MINUTES**

Mr. Flosdorf made a motion to approve the minutes from the June 2, 2008 meeting. Mr. Koffel seconded the motion. The motion passed.

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

##### **OLD BUSINESS**

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

No action or discussion took place on this application.

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

No action or discussion took place on this application.

##### *MCC Resource Center Land Development (#13-06)*

No action was taken on this application. Ms. Van Hise stated that the applicant had just received a review letter from PennDot.

##### *Synatek Land Development (#01-08)*

No action was taken on this application. Ms. Van Hise informed the commission that revised plans had just been submitted.

##### *Allentown Road Lot Line Adjustment (#02-08)*

Mr. Brian Spray of Integrated Engineering was present to discuss this application. He gave a brief update on the project informing the commission that the project had been granted a rezone by the Board of Supervisors. The property is now zoned VC-Village Commercial instead of LI-Light Industrial. Mr. Spray then reviewed the Metz letter dated June 30<sup>th</sup>, 2008. He noted that most of

the items listed were minor and the applicant would comply. The primary item he wanted to discuss were the improvements on Souder Road. He explained that the applicant had requested a deferral of the frontage improvements until lot 2 was developed. Souder Road would be widened and curbing was desired. However, there had been no determination as to whether sidewalk was wanted in that area. Mr. Worley questioned whether the area should be graded for sidewalk now for future installation. The group agreed. Ms. Worman asked if the frontage improvements would be deferred to Souderton Self Storage developing the back lot. Mr. Spray confirmed. He then explained that there were no frontage improvements proposed on Allentown Road at this time again since they did not know how this lot would develop in the future so they wished to defer these improvements as well. He added that the entrance concerns on Allentown Road would be addressed through the restrictions placed on the application by PennDot. Mr. Worley questioned the status of the existing house on the corner. Mr. Spray replied that the house is shown as remaining and then the other buildings would be removed. He added that they are leaning toward constructing a new building when the property develops. Mr. Flosdorf made a motion to recommend the application for approval to the Board of Supervisors. Mr. Koffel seconded the motion. The motion passed.

#### *Souderton Self Storage Land Development (#03-08)*

Mr. Brian Spray of Integrated Engineering was present to discuss this application. He gave a brief update on the project. He addressed the review letter issued by Metz on June 30<sup>th</sup>, 2008. He informed the commission that the plans had been revised to address the stacking issue that was a concern. He explained that the applicant is requesting two waivers. The first waiver deals with the aisle width. The required width of 24-feet is not met consistently on the plans. Instead the plans have varying aisle widths ranging from 30 to 14 feet. He indicated how these widths work on the plans. He also noted that the second waiver will be for relief from Allentown Road frontage improvements. He then noted that the applicant would comply with all the remaining items listed in the letter. Ms. Van Hise asked for clarification on item number 12. Mr. Spray then explained the circulation sequence. Mr. Worley asked if the fire officials had approved this plan. Ms. Van Hise replied that they had not yet approved it. Mr. Spray confirmed that he would send the Fire Marshal a plan for his review and comment. Mr. Spray then mentioned that the only other item they were questioning was the need for a drainage release from MOPAC. Ms. Van Hise explained that they would need to ask for a release because of the added drainage from the site. Ms. Van Hise then asked about the applicant providing sidewalk across approximately 50-feet of frontage from the driveway tying into the VC-District. The applicant had no issue with that request. Ms. Van Hise

then reminded the applicant's representative that he would need to request a waiver from the pipe material they are proposing and a partial waiver for landscaping. No further discussion took place on this application.

Souderton Mennonite Home (#04-08)

Mr. Musselman made a motion to deny this application if an extension of the 90-Day time limitation was not received prior to the next Board of Supervisors Meeting. Mr. Flosdorf seconded the motion. The motion passed.

**New Business**

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 overview of the proposed church which will be located at the corner of Harleysville Pike and Maple Avenue. He noted that the applicant had received all their required zoning approvals and are now moving forward with the land development. He also added that the proposed site will be served with public water and sewer. Mr. Worley asked how large a sanctuary was being proposed. Mr. Minervini replied that there will be 276 seats. He then mentioned that the soil tests were currently being performed on the site. Mr. Musselman made a motion to formally accept the application. Mr. Flosdorf seconded the motion. The motion passed.

**ZONING HEARING BOARD APPLICATIONS**

Ms. Worman reported that the Sogia Investments and Sowhanger Zoning Hearing Board Applications were being continued. She then reported that an application had been received by the zoning hearing board from the Smithfield Beef Group. The application was to permit a residential use of an existing structure that is currently an office. A hearing is scheduled for Monday, July 14<sup>th</sup>, 2008. Ms. Worman also reported that an application was also received on behalf of Kenneth and Naomi Ross to convert an in-law suite to an apartment at their residence located at 522 Schoolhouse Road. The hearing is scheduled for July 14<sup>th</sup>, 2008.

**OTHER BUSINESS**

No new business was brought before the commission.

**NEXT SCHEDULED MEETING**

The next scheduled Planning Commission meeting is Monday, August 4, 2008 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager