

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:10 p.m. on Monday, June 1, 2009. Planning Commission Members present included Keith Kneipp, Bob Yothers, Doug Worley, Kyle Koffel and Kerrin Musselman. 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. Bob Flodorf was absent from the meeting. (Excused)

#### **APPROVAL OF MINUTES**

Mr. Kneipp made a motion to approve the minutes from the April 6<sup>th</sup>, 2009 regular meeting with the correction of a minor grammatical error. Mr. Musselman seconded the motion. The motion passed.

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

##### **OLD BUSINESS**

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

No action took place on this application.

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

No action took place on this application.

##### *Martin Subdivision – 132 Church Road (#01-09)*

Ms. Worman reported that revised plans had been submitted and reviews were pending.

##### *Greystone Organization Land Development – 310 Schoolhouse Road (#02-09)*

Mr. John Evarts of Stout Tacconelli & Associates was present to discuss this application. He gave a brief overview of the project. He then addressed the review letter from Metz Engineers dated May 29, 2009. He noted that the applicant would comply with all items listed in the review. He added that the applicant is seeking preliminary approval although they are aware that they will not receive that until the Montgomery County Conservation District issues an approval. Mr. Evarts then reviewed the list of waivers needed for the project. The waivers requested consisted of a waiver

regarding curbing around the driveway/parking areas, density of shrubbery, and pipe size. Mr. Evarts explained that there is currently no curbing on the site in the area of the driveway/parking. He also added that for the under drain they are requesting to install a 6 inch plastic pipe instead of an 18 inch reinforced concrete pipe. Ms. Van Hise replied that for an under drain purpose she would support the smaller pipe. Mr. Worley questioned the curbing request. Mr. Evarts explained that the current property does not have curbing in the parking areas and to remain consistent with the site they were seeking relief from that request. Mr. Corrado, the applicant, reiterated that the reason for the request is to remain consistent with what was permitted when the property went through land development in the past. Mr. Worley questioned whether the additional runoff from the development of the site would require curbing now. Ms. Van Hise replied that with the sheet flow and swale to convey the runoff she would support the request for a waiver of curbing. Mr. Delong confirmed that the board was okay with the waivers requested. The board agreed. Mr. Kneipp questioned if the truck turning radius was resolved. Ms. Van Hise replied that it was and that there would be no loading docks which will be added to the plans. Mr. Corrado questioned this note for future owners. The commission confirmed that the note would be added to the plans and would apply now and to all future owners. No further discussion took place on this application and no approval recommendations were given as the applicant must submit to the MCCD.

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

Mr. Kevin Strunk of the Crossroads Group was present to discuss this application along with Mr. Richard Kapusta of Richard Kapusta & Company. Mr. Strunk gave a brief overview of the project which is to construct a new church with recreational facilities and associated parking. He then addressed the review letter from Metz Engineers dated April 29, 2009. He noted that there was not much to discuss as they realize this will be an ongoing process. He noted the need for a waiver to get relief from the grading intervals detail and would work with Ms. Van Hise on that request. Ms. Van Hise asked about sidewalk. Mr. Strunk replied that they have not asked for a waiver of sidewalk yet but currently they are proposing sidewalk along Cherry Lane but not along Mifflin Street. Mr. Strunk then asked how the commission felt about sidewalks in that area. After discussion about the plans for sidewalk in that area the group agreed that the area should be curbed and graded for future sidewalks on Mifflin Street. Sidewalk would need to be provided on Cherry Lane up to the corner. Ms. Van Hise added that a deferral of sidewalk would be appropriate as opposed to a full waiver. Mr. Strunk concluded his portion of the presentation by stating that there are many items that need to be addressed in relation to this project. He noted the most pressing issue

is the realignment of Leidy Road by the Township Public Works Department, scheduled to begin in July. Mr. Kapusta then went through the proposal for landscaping at the site. He mentioned that the applicant will be seeking major relief in way of landscaping primarily for existing features. He also noted that they are not proposing anything in areas where they are not changing anything on the site. He then reviewed the buffer areas and explained what would be installed in those areas. Ms. Van Hise noted that they are not proposing evergreens which would be needed to shield headlights. Mr. Kapusta noted that suggestion. Ms. Van Hise commented that there are no trees proposed along Cherry Lane. Mr. Kapusta replied that there are 2 new trees and combined with the existing trees a total of 28 trees will exist along Cherry Lane. He concluded by stating that there will be landscaping around the building but it is not yet shown on the plans. Mr. Musselman questioned the recreational space across the street adjacent to the Township owned open space and whether the fields would be rented out to users. Mr. Kapusta replied that that had not been determined but at this point he did not believe there was any desire to rent the space. Ms. Van Hise questioned the overlap use of the church and the recreational space and how that would affect parking. Mr. Kapusta replied that they did not think that would be an issue. Ms. Holland asked the distance from the fields to the parking lot. Mr. Kapusta replied that it was approximately 500 feet. Mr. DeLong noted that the board had no issues overall with the proposal. Mr. Kapusta briefly mentioned that the project will need a special exception to permit the development in the Institutional District of which they are not yet a part. Ms. Worman informed the board that a recommendation for denial of the plan would be required unless an extension of the 90-day time limitation was received prior to the next Board of Supervisors meeting. Mr. Worley made a motion to that effect and Mr. Kneipp seconded it. The motion passed. No further discussion took place on this application.

## **NEW BUSINESS**

NO NEW BUSINESS

## **ZONING HEARING BOARD APPLICATIONS**

Ms. Worman reported that the application for Deep Horizons Scuba Center, located at 601 Yoder Road, to permit the use of the building for water-sport education and training purposes and to erect a freestanding sign and three wall signs was approved at a hearing held on April 23<sup>rd</sup>, 2009.

Ms. Worman reported that JBS Souderton, Inc. was granted a special exception to permit the addition of an antenna to existing cell phone tower located at 741 Souder Road at a hearing held May 11<sup>th</sup>, 2009.

Ms. Worman also reported that the Rising Sun Inn, 898 Allentown Road, was granted a variance to use the existing barn structure for occasional catering events at a hearing held May 11<sup>th</sup>, 2009. There are no hearings scheduled for June.

### **OTHER BUSINESS**

Ms. Worman reported that the Indian Valley Regional Planning Commission would be presenting a draft lighting ordinance at their regular meeting on Tuesday, June 23<sup>rd</sup>, 2009. Planning Commission members are encouraged to come out to the meeting to discuss the ordinance. Ms. Worman stated that she would circulate the ordinance within the next day or two for everyone to review.

### **NEXT SCHEDULED MEETING**

The next scheduled Planning Commission meeting is July 6, 2009 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager