

Mr. Jerry DeLong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00pm on Monday, June 1, 2015. Planning Commission Members present included Kerrin Musselman, Kyle Koffel, Robert Yothers and Keith Kneipp. Assistant Township Manager, Jamie Worman and Township Engineer, Cindy VanHise were also present for this meeting. Mr. Doug Worley and Ms. Patricia Alderfer were absent.

## **APPROVAL OF MINUTES**

Mr. Koffel made a motion to approve the minutes from the May 4<sup>th</sup>, 2015 regular meeting. Mr. Musselman seconded the motion. The motion passed.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

#### *Paragon Alliance Group Land Development – 300 Harleysville Pike (#01-15)*

Mr. Ted Koven of Showalter & Associates was present to discuss this application. Also in attendance on behalf of this project were the applicant's attorney, Mr. Robert Reilly, and the applicant, Mr. Robert Wisner. Mr. Koven reported that he was in receipt of the Metz Engineer's review letter dated May 28<sup>th</sup>, 2015. He noted that the majority of the items were all clean-up items and they will comply. Mr. Koven requested that the PC consider a recommendation for conditional preliminary/final approval for this project. Ms. Worman asked if the PC wanted to go over any of the details or items in the letter. Mr. DeLong replied that he had no issues with what was being proposed or the engineer's letter. Ms. VanHise pointed out that the proposed garage had been removed from the plans and replaced with a small storage shed. She also noted that the applicant had added an easement for increased visibility onto Smokepipe Road as that had been a concern of the neighbors' along High Street. Ms. VanHise also mentioned that the lighting and landscaping details had been added to the plan. She commented that there is substantial landscaping there now but more will be added as per the plan. Mr. Robert Reilly, Esquire noted that the applicant's intention is to be less noticeable than he is currently. He also explained that the shed will be used to house the materials needed to maintain the premises. Mr. Yothers made a motion to

recommend the project to the BOS for preliminary/final approval with the conditions of the engineer's letter. Mr. Kneipp seconded the motion. The motion passed.

*Shoemaker Land Development – 302 Leidy Road (#04-15)*

Ms. Cheryleen Strothers of Cowan Associates was present to discuss this application. She reported that she had addressed most of the comments in the Metz Engineer's review letter dated May 28<sup>th</sup>, 2015. She noted that there were a few minor clean-up items remaining but the applicant will comply with everything listed in the letter. Ms. VanHise mentioned the list of waivers that were discussed previously. She asked if anyone needed to review the waivers. Mr. Delong and Mr. Musselman reported that they had both driven by the site and were satisfied with the existing vegetation for buffering. Everyone agreed that they were still in support of the waivers requested. Ms. Cowan requested that the PC consider a recommendation of conditional preliminary/final approval. Mr. Musselman made a motion to recommend the project for conditional preliminary/final approval to the BOS. Mr. Koffel seconded the motion. The motion passed.

**NEW BUSINESS**

*Robert Landes Lot Line Adjustment – 235 W. Reliance Road (#05-15)*

Ms. Worman reported that she had received an application for a lot line adjustment from Robert Landes. The subject property is located at 235 W. Reliance Road. She reported that the plans and application have been distributed and the reviews are pending. Mr. Yothers made a motion to formally accept the plans. Mr. Kneipp seconded the motion. The motion passed.

**ZONING HEARING BOARD APPLICATIONS**

Ms. Worman reviewed the numerous zoning hearing board applications noted on the agenda. She reported that the Robert Landes application for a pole barn exceeding the permitted square footage was granted. She reported that Mr. Harp was also granted relief for a detached garage structure that exceeds the permitted size and height but with conditions. She also reported that Mr. Bradley Cassel was granted approval for an addition that encroaches into the rear yard setback. Ms. Worman then reported that two new applications were received. The first one is for a cell phone tower on the Mascaro property located at 109 Wile Road. The second one is for a pole barn at a property located at 682 Clemens Road. She noted that both hearings are scheduled for Wednesday, June 3<sup>rd</sup>, 2015.

## **OTHER BUSINESS**

### *Indian Valley Regional Planning Commission-Comp Plan Presentation*

Ms. Worman introduced Mr. Eric Jarrell of the Montgomery County Planning Commission and explained that he would be giving a presentation of the revised regional comprehensive plan. Mr. Jarrell thanked the PC for having him and then gave a slideshow presentation of the Indian Valley Regional Planning Commission Comprehensive Plan. He explained that the plan had been updated as required every 10 years. He went through a series of slides highlighting various sections of the plan. He also briefly touched on the Montgomery County Comprehensive Plan as well. Mr. Jarrell suggested that individual communities begin updating their open space plans as it is still a priority among the region as a whole. Mr. Jarrell also explained the process of adopting the proposed comprehensive plan. Ms. Worman questioned when the 45 day public review period would begin. Mr. Jarrell replied that it will begin upon his distribution of the plan, which he was hoping to do this week. He noted that he is responsible for the public review process. Ms. Worman asked if he could provide the slideshow he presented to her so that she could add it to the Township Website. Mr. Jarrell said he would do so. Mr. Delong asked how regional planning has been received now that they are 10 years into it. Mr. Jarrell replied that it has worked extremely well considering how hard it was to get it up and running. No further discussion took place.

## **NEXT SCHEDULED MEETING**

The next scheduled meeting is Monday, July 6, 2015 at 7:00 p.m. Mr. Yothers made a motion to adjourn the meeting. Mr. Musselman seconded the motion. The motion passed. No further business was discussed and the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Jamie P. Worman

Assistant Township Manager