

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:03 p.m. on Monday, November 3, 2008. Planning Commission Members present included Bob Flosdorf, Keith Kneipp, Bob Yothers and Kerrin Musselman. Township Engineer Cindy Van Hise, Assistant Township Manager Jamie P. Worman, and Jean Holland from the Montgomery County Planning Commission were in attendance. Planning Commission members Doug Worley and Kyle Koffel were absent (excused).

APPROVAL OF MINUTES

Mr. Yothers made a motion to approve the minutes from the October 6, 2008 meeting. Mr. Kneipp 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)

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 and the motion passed. No further 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. August Antol of Liberty Engineers was present to discuss this application. He referred to a few items listed in the review letter from Metz Engineers dated October 28, 2008. He wanted to discuss the comment pertaining to the sanitary sewer main. Mr. Antol asked who to contact regarding sewer as they need to show the force main on the plans. Ms. Van Hise replied that they needed to contact the FSA Executive Director, George Witmayer. Mr. Antol then went on to discuss the driveway location. He explained that they typically have two driveways for entrance onto the site. However, on this project it was requested that the driveway not be put in at the corner of Maple

Avenue and Route 113. Mr. Antol then explained that PennDot is suggesting that the driveway location be shifted to either the corner or to line up with the driveway across the street. He requested guidance from the township on how to move forward. Ms. Van Hise replied that the township would not want the driveway at the corner. Ms. Van Hise requested a sketch of the driveway location to review. Mr. Antol also asked for direction as to what improvements the township would want along Route 113 so that they can compare that to what PennDot requests. Ms. Van Hise informed the commission that there were currently no improvements shown on the plans. Mr. Antol explained that the improvements were left off until they knew what the township wanted. Mr. Delong questioned the commission as to whether curbing for stormwater would be needed. Ms. Van Hise replied that curbing was not needed for stormwater. Mr. Delong asked if the consensus was no curbing right now except for at the radius. Ms. Van Hise questioned whether widening was desired. Mr. Kneipp questioned cars going around cars turning into the site. Mr. Kneipp questioned whether a fire truck could get around. Mr. Antol replied that they would add turning panels and then defer curbing until they see what PennDot says. In summary, Mr. Antol confirmed that the plan was to address the comments in the PennDot letter and then submit a waiver letter when they know what they need. No further discussion took place.

New Business

None Heard

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported the outcomes of the two hearings that were held on October 13th, 2008. The Harlold and Lucille Gahman application for a use variance to permit the conversion of an existing apartment to an office use at 764 Harleysville Pike was approved. The second application for Metro PCS Pennsylvania in which they were requesting permission to add an antenna on an existing cell tower located at 458 Morwood Road was also approved. There are no new zoning applications scheduled.

OTHER BUSINESS

Mr. Kevin Strunk of The Crossroads Group presented a sketch plan of the Martin Subdivision located on Church Road. He gave an overview of the possible project that would include a 3-lot residential subdivision. The owner would be building a house for himself on lot 3. Mr. Strunk also mentioned that there have been preliminary conversations pertaining to public sewer and possibly working with the church on the corner in that regard. Ms. Van Hise suggested that Mr. Strunk check with George Witmayer, FSA Executive Director on sewer items. Mr. Strunk also noted that the widths of the lots proposed are greater than the required 100-feet and that a shared driveway is proposed to minimize access out to Church Road. He then asked if there were any comments. Mr. Delong commented that he liked the plan better than what he had previously seen proposed on that property.

Ms. Melissa Prugar of Urwiler & Walter presented a sketch plan of the James Rittenhouse Minor Subdivision located at the intersection of Indian Creek Road and Godshall Road. She gave a brief overview of the project. She noted that the parcel was slightly over 10 acres in size and that the applicant was proposing to subdivide off one building lot. The lot would be serviced by public sewer already installed. She asked for any comments. Ms. Worman suggested Ms. Prugar contact her to go over the zoning in that area. Mr. Flosdorf made a motion to formally accept both sketch plans that had been presented. Mr. Kneipp seconded the motion. The motion passed.

Mr. Mike Cuddy from Trans-Systems and Mr. Pete Mazzeo of HNTB/PennDot were present to give an update on the status of the Camp Road Bridge. The bridge has been out for 5 years and has recently been scheduled for repair. Mr. Cuddy started by giving an overview of the project stating that the project has been on the books for 5-10 years. The bridge design that was presented in 2003 received approval at the federal and state level. He continued on to say that the environmental documents are currently being re-evaluated. A new FEMA study had been performed and found that that the proposed bridge still worked from a hydrology standpoint. He then explained that the proposed structure would be a 3-span structure 150 feet long. It will be located approximately 25 feet down stream from where it is now. The road will need to be raised and the intersection will be improved. He also noted that .85 acres will be acquired from the park and then .21 will be turned back when the project is completed. He also noted that there will be 2 lanes 11 feet wide with 2-4 foot shoulders. They will be also acquiring right of way to cut back the embankments to improve

site distance. Ms. Worman commented on her surprise of this presentation as there was no knowledge of anything being worked on in relation to the bridge. Mr. Cuddy replied that they thought they were scheduled on the agenda and that they planned on going before the supervisors at their meeting both at Franconia and Salford Townships. Ms. Worman then asked if bike lanes are proposed. Mr. Cuddy replied that no bike lanes are designated. Mr. Delong asked if the shoulders could be striped to indicate bike use. Mr. Mazzeo replied that signs could be posted but striping could not be added. The commission noted their unawareness of the project progressing. No other comments were made and no further discussion took place on this subject.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is December 1, 2008 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager