

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:05 p.m. on Monday, October 6, 2008. Planning Commission Members present included Bob Flosdorf, Keith Kneipp, Kyle Koffel, and Doug Worley. 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 member Kerrin Musselman was absent (excused).

#### **APPROVAL OF MINUTES**

Mr. Flosdorf made a motion to approve the minutes from the September 2, 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)*

No action or discussion took place on this application.

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

Mr. Brad Clymer and Mr. Josh Gross of Richard C. Mast Associates were present to discuss this application. Mr. Gross requested that the plan be considered for conditional preliminary approval. He then requested to go over the Metz Engineer letter dated October 1<sup>st</sup>, 2008. He noted that the remaining items in the letter were technical in nature and the applicant will comply. He noted that the necessary easements had been obtained. He also noted that the PennDot review had only minor items to resolve. He mentioned that the NPDES permit had been received and a written approval from PECO had been obtained. Mr. Flosdorf made a motion to recommend the plan for conditional preliminary approval to the board of supervisors. Mr. Worley seconded the motion. The motion passed.

Souderton Self Storage Land Development (#03-08)

Mr. Brian Spray of Integrated Engineers was present to discuss this application. He reminded the commission that the last time he was before them they were primarily waiting for a review from PennDot, the MCCD, DEP, and a letter from Smithfield approving the stormwater discharge. He informed the board that all had been received. He then addressed the review letter from Metz Engineers dated October 1<sup>st</sup>, 2008. He noted that most of the items were technical. He then went through the waivers to get a better feeling of where the commission stood on the requests. He addressed the one item of grading for future sidewalks along Souder Road. Mr. Spray explained that the applicant is not proposing to extend the existing cross pipe further than indicated on the plans. They would grade for sidewalks and then taper off. Ms. Van Hise commented that by doing what they plan they would not be providing room for sidewalk in the future and the burden to extend the pipe and get the necessary approvals from DEP would fall on the township. Mr. Spray replied that he felt they were providing enough room for sidewalk. Ms. Van Hise replied that she would have to discuss the item with the Public Works Director, Paul Nice. Mr. Spray then moved on to the aisle width item. He explained that they had made changes and now had a minimum width of 20 feet everywhere. Mr. Worley questioned whether a fire truck would have enough room. Mr. Spray replied that they had a truck go through and the can get all over the site. Ms. Van Hise questioned if he had sent the Fire Marshal a plan to review. Mr. Spray replied that he thought that would be sent by the township when he made submission. Ms. Worman explained that the fire marshal is not included in the distribution list so one would need to be forwarded to him. Mr. Spray then moved on to the partial waiver request for sidewalk. The applicant has agreed to install sidewalk from the driveway to the corner but are looking for a waiver from the driveway out Souder Road. Mr. Spray then mentioned that the 4<sup>th</sup> waiver they are requesting is for plastic piping to be used underground. The 5<sup>th</sup> waiver request was for a partial waiver of existing trees. He passed out photos of the area as requested. Mr. Spray then asked about the existing culvert. He explained that no one will certify the pipe. He asked if the township would be willing to meet out at the site and go over this item. He requested direction from the township. Ms. Van Hise replied that she would meet him out there along with the Public Works Director. He then noted that in the review letter there is an item pertaining to the cross-section. He asked if PennDot wasn't requiring it does the item just go away. Ms. Van Hise replied that she would have to think about that as it is still typically required. Mr. Spray then requested that the plan be considered for preliminary approval asking that the remaining items be handled during final approval. Ms. Van Hise replied that typically approval is not recommended until there are only minor clean-up items remaining. She pointed out that in the

PennDot review letter they mention the possibility of a driveway relocation which would be a major change. Mr. Spray explained the driveway issue and still pushed for this item to be handled during final approval. Ms. Van Hise replied that she could not advise the commission to support a plan that was subject to change. Mr. DeLong requested that they come back again. Mr. Spray then asked for a better feel from the commission on where they stood on the waiver requests. The commission went through the waivers again with Mr. Spray. Mr. Worley summarized that there was room for discussion with waiver request number 1 and the other 4 they accepted. No further discussion took place on this application.

*Church of Jesus Christ of Latter-Day Saints (#06-08)*

No action or discussion took place on this application.

**New Business**

None Heard.

**ZONING HEARING BOARD APPLICATIONS**

Ms. Worman reported the outcomes of the two hearings that were scheduled on September 8<sup>th</sup>, 2008. The Marko application for a use variance to permit an office use at 522 Schoolhouse Road was denied. The application was denied because of the intense use of the site. The second application for Anthony Investments LLC to permit a 128 square foot sign was approved but with conditions. The ZHB approved the sign but limited the size to 98 square feet.

Ms. Worman then reported that there are two ZHB scheduled for October 13<sup>th</sup>, 2008. The first application is for Harold & Lucille Gahman. The applicants are requesting a use variance to permit the conversion of an existing apartment to an office use at 764 Harleysville Pike. The second application is for Metro PCS Pennsylvania. The applicant is requesting a hearing to permit the addition of an antenna on an existing cell tower located at 458 Morwood Road.

## **OTHER BUSINESS**

Mr. Worley made a motion to accept the planning module applications for the Hagey Industrial Subdivision and the MCC Resource Center Land Development. Mr. Flosdorf seconded the motion. The motion passed.

Ms. Worman distributed the proposed ordinances for the Recreational District and Institutional District that were prepared by the Zoning Ordinance Committee. She explained that the proposed ordinances were being circulated for review and comment.

## **NEXT SCHEDULED MEETING**

The next scheduled Planning Commission meeting is November 3, 2008 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager