

Mr. Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Tuesday, September 5th, 2017. Planning Commission Members present included Steven Barndt, Kyle Koffel, Keith Kneipp, and Patricia Alderfer. Director of Planning and Zoning Beth T. Gooch, and Township Engineer Douglas C. Rossino were also present. Douglas Worley and Nancy Shelly were excused.

APPROVAL OF MINUTES

Mr. Barndt made a motion to approve the minutes from the August 7th, 2017 regular meeting. Mr. Kneipp seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Gouldey Welding Land Development- 84 Allentown Road (#01-17)

John Riebow from Gorski Engineering was present to discuss the latest engineer review letter. Mr. Bruce Gouldey stated that he currently lives in the residence on the property and the business is a steel and aluminum fabrication not a manufacturing site but more of a service center. Much of their business is related to the food industry.

Mr. Riebow presented the waiver requests to the Planning Commission. The applicant is seeking waivers from showing surrounding features, widening and paving Nice Road, widening Allentown Road, installing sidewalks and curbing along existing streets and the installation of additional street trees. The applicant has agreed to comply with the remaining items in the Gilmore Engineer review letter dated August 31, 2017. Mr. Riebow also stated that the items referred to the Zoning Hearing Board Solicitor would be looked into. Mr. Rossino questioned the paving of the existing stone parking lot. Mr. Riebow responded that they would prefer not to pave it. The stone is easily replaced and the nature of the business is hard on black top surfaces. Mr. Rossino stated the Board of Supervisors has the final decision and suggested that a note may be added to the plans that state it is an existing condition. According to the Township Code, all parking lots are to be paved. Mr. Delong asked for a motion to grant preliminary approval. Mr. Barndt made the motion, it was seconded by Mr. Koffel and all voted in favor.

Lot Line Adjustment – Cherry Lane (#02-17)

No new discussion took place.

Vucenovic/Parker – Lot Line Adjustment (#03-17)

Mr. Denis Vucenovic was present to request preliminary/final approval for his lot line adjustment. Mr. Rossino explained to the board that it is a simple lot line adjustment and merely a transfer of ownership. He recommended granting conditional preliminary/final approval, upon Mr. Vucenovic presenting the required 3 waivers to the Board of Supervisors for consideration. Mr. Rossino stated that if the right of way has not been dedicated then it should be taken care of at this time. Mr. Kneipp suggested that the plan should note that if in the future, sidewalk is installed in developing adjacent properties, then Mr. Venenovic, or the current property owner would need to also install sidewalk along the road frontage. Mr. Vucenovic stated that the shed labeled on the plans is actually a garden and will be corrected in the revision. Mr. Koffel made a motion for approval as recommended by the engineer. It was seconded by Mr. Kneipp and all voted in favor.

Belton Manor Estates – Godshall Road (#04-17)

Mr. David Caracausa summarized the location of the proposed land development. The parcel is just over 10 acres and is zoned R-130. It does have service for public water and sewer. He reported that the county review recommended that a portion should be open space. It also references conservation easements and a walking trail. Mr. Caracausa stated that he feels that many of the Gilmore Engineer review comments do not apply to the R-130. He asked the Planning Commission if they would be interested in possibly applying the cluster option to this parcel. The ordinance requires 85 acres, but many of the open space suggestions could be fulfilled if the cluster option was applied to this tract. The cluster allows one lot per acre, so it would not be a difference in density. Mr. Delong added that the cul de sac would be preferred to face the opposite direction according to the public works department.

Mr. Caracausa requested the support of the Planning Commission of the cluster option which would enable him to put 4 acres into open space. Mr. Barndt responded that that is really a question for the Board of Supervisors. Mr. Koffel questioned the accessibility to the open space. Mr. Caracausa added that it would save trees, handle riparian buffers as well as conservation easements. Ms. Alderfer expressed her confusion for how the cluster option would affect this parcel. Mr. Kneipp explained that it would push the lots forward and make the lots smaller to allow for the open space within the back portion of the lot. Mr. Delong recommended taking the request to the Board of Supervisors. Mr. Barndt stated that there is no construction in the area that resembles what Mr. Caracausa is proposing.

Mr. Caracausa referred back to the review letter, in regards to front yard setbacks. He stated that he moved the front yard setbacks until the width requirements were fulfilled. Mr. Rossino responded that he does not interpret the ordinance in the same manner. Mr. Barndt added that he did not recall ever using the setbacks in this manner either. Mr. Rossino recommended that the Zoning Hearing Board would need to make the determination. Mr. Caracausa reported that he had developed within the township in the past in this same manner. Mr. Barndt suggested that the Township solicitor weigh in and make a decision. Mr. Caracausa asked the Commission if he should go before the Board for the cluster option. Mr. DeLong suggested that it might not be a good idea. Mr. Koffel agreed that he was leaning towards that as well.

Hillstone – 31 Cowpath Road (#05-17)

Mr. Christopher Canavan requested a change in zoning about a year and a half ago. The site is located on Township Line Road and Cowpath Road. Since last in front of the Planning Commission, the access to Mininger Road has been acquired and lined up. It is just over 21 acres and will be developed using the Mixed Use Residential overlay. The locations of the single family homes have been moved to comply with former recommendations. The pedestrian trail with a bridge ties into trails into Harrington village. Sidewalks are shown on both sides of the street within the development. Mr. Canavan stated that the majority of the review letter comments will be a will comply or will be discussed with Township staff at a later date. The development will feature 51 units and the access to Township Line Road will be for emergency only. Mr. Rossino stated that a waiver request would be required for the width of the roadway due to the length of the p loop. No improvements along Leidy Road are shown and therefore a waiver will be requested for road widening.

In connection with the 309 connector, the applicant would be willing to line up with what is proposed. Mr. Rossino stated that he did not think that the project was that far along. He suggested that a noet be added to the plan to address this and coordinate with Penn Dot and the Township at that time.

Mr. Kneipp asked if there was to be a traffic light at Mininger Road. Mr. Canavan responded that the traffic study did not warrant a traffic light. He also added that the applicant will install the sidewalks, but request that the Township acquire the Right of Ways for those sidewalks.

Mr. Canavan addressed comments from the Montgomery County Planning Commission review regarding the townhomes and the lots being individually lotted. He reported that the HOA will

maintain the lawns and the road may also possibly be HOA maintained. Mr. Rossino expressed the concern of the Public Works Director and the street parking that is shown on the plans Mr. Canavan replied that he will discuss the parking with Mr. Nice and the parking spaces would most likely be the HOA's responsibility.

NEW BUSINESS

None

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that 2 zoning hearings are scheduled for Thursday September 7th at 7pm. Before the board are applications requesting the following:

A) 242 W. Reliance Road- Souderton Mennonite Homes is requesting a number of variances in order to convert the existing group student home into office space. In order to install the required amount of parking, variances from setbacks and impervious coverage are included in the application. The applicant is also seeking to construct a 24 sq. ft. sign in the R-130 residential district of the Township.

B) 709 Morwood Road- Ms. Eileen Landis is back before the Zoning Hearing Board requesting to install an apartment on the second floor of the existing non-conforming commercial building in the RR zoning district of the township. Mr. Barndt commented that connection to public sewer should be considered if the special exception is granted.

OTHER BUSINESS

Mr. Barndt had additional questions for Mr. Rossino regarding the Belton Manor Estates application and stormwater controls.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, October 2nd, 2017 at 7:00 p.m. Mr. Kneipp made a motion to adjourn the meeting. Mr. Barndt seconded the motion. The motion passed. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning