

Jerry Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:03 p.m. on Tuesday, September 7, 2010. Planning Commission Members present included Doug Worley, Keith Kneipp, Kyle Koffel, Kerrin Musselman, and Patricia Alderfer. Assistant Township Manager Jamie P. Worman and Township Engineer Cindy Van Hise, P.E., were also in attendance. Planning Commission member Robert Yothers and Jean Holland from the Montgomery County Planning Commission were both absent (excused).

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the June 7th, 2010 regular meeting. Mr. Musselman seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

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

No action or discussion took place on this application. Ms. Van Hise, P.E. informed the board that the applicant's engineer had indicated that they are in the process of revising the plans but nothing has been submitted.

The Pizza Box Land Development – 402 Morwood Road (#02-10)

Ms. Cynthia Smith of Horizon Engineers was present to discuss this application. Ms. Smith reported that the revised plans were submitted to the Township and they had received another review from Metz Engineers dated September 2nd, 2010. Ms. Smith also reported that they had received a review letter from PennDot as well. Ms. Smith reviewed the relocated driveway noting that it is now proposed on the adjacent property to be covered by an easement. She explained that the revised plan depicts this new location. She noted that PennDot did not have any significant comments on the plans in relation to the driveway. She then addressed the September 2nd, 2010 Metz Engineers review letter. She reported that there were no significant items and she has scheduled a meeting with Ms. Van Hise, P.E. to review the technical items indicated in the letter. She also added that she will be resubmitting to PennDot within the next week. Mr. Delong

asked where they stood on drainage. Ms. Smith replied that they will continue to design the drainage to follow grade and are proposing two rain gardens of which Ms. Van Hise has suggested increasing the size of, especially at the far left corner of the property. Mr. Delong then asked if the engineer felt confident that they are keeping the water off the neighbor's property. Ms. Smith replied that they are not changing what is there today. Ms. Van Hise, P.E. added that she wants to make sure that the neighbor is not adversely impacted since there is an obvious increase in the impervious surface. Mr. Delong asked about the two comments pertaining to signage on the property and the lateral installation. Ms. Van Hise added that her letter touches on both of these items and that PennDot will be reviewing this on the next submission. Mr. Kneipp asked if the driveway relocation was going to be a lot line adjustment or handled by an easement. Ms. Smith replied it would be handled by an easement. Ms. Van Hise then noted that the lighting as proposed does not currently comply. Mr. Delong asked about curbing and widening. Ms. Van Hise reminded the commission that they had reviewed the waivers and had been acceptable to some waivers and other deferrals. She also noted that PennDot was not requesting any additional frontage improvements. Ms. Worman asked that Ms. Smith provide the formal waiver request letter so that the Board of Supervisors can have a chance to review those items as well. Mr. Kenneth Bishop of 410 Morwood Road questioned what happens if the drainage is approved and the problems start occurring after the project is completed. Ms. Van Hise replied that then the Township and owner/developer will work together to correct the issues. She added that this is the number one issue in the Township and they deal with it on a daily basis. Mr. Bishop then asked about the lighting and how high it will be and if the lights will be on 24 hours a day. Ms. Smith replied that the proposed lights are 14 feet high from the ground and there will also be shielded lights on the building. Mr. Genova, the applicant, added that as a result of the zoning hearing that occurred in conjunction with this application the lights will be turned off 30 minutes after closing. Ms. Laurie Braccio of 403 Morwood Road asked if there will be an entrance on Morwood Road. Ms. Smith replied that yes an entrance is proposed on Morwood Road. Ms. Van Hise added that there will be restricted turn movements in conjunction with that access. Mr. Kneipp asked again if the group was comfortable with the timed restrictions suggested for the Morwood entrance. Mr. Worley replied that the timed restrictions are

something that can be adjusted in the future if needed. Ms. Braccio commented that she was concerned about people parking on her driveway because of the post office that is located there and she wondered if the sign for the turn restrictions would be placed on her property. Ms. Van Hise replied that there will be no signage on her property. Mr. Herb Georgiodis, the owner of the subject property, replied to Ms. Braccio's comments stating that there are at least 10 cars a day parking on his driveway to access the post office. He added that he could call the police but he doesn't do that. Then he questioned if the drainage would be documented prior to the project to show what is there today and what is there after the fact. Ms. Van Hise replied that they always compile full pre and post construction data especially as it pertains to drainage. Mr. Georgiodis continued that Mr. Bishop's property is currently a big drainage pit and that the problem already exists. He continued arguing his point with Mr. Bishop until Ms. Van Hise intervened and regained order in the meeting room. Ms. Van Hise reiterated that they fully document everything. Mr. Delong wrapped up the discussion by thanking the applicant's engineer and asking that they return next month. Ms. Smith asked that the commission consider recommending the project for preliminary approval. Ms. Van Hise questioned whether the board felt more comfortable waiting to see more comments from PennDot. Mr. Koffel replied that the items already noted have been addressed and they could recommend the project for conditional preliminary approval rather than revisiting the issues they have already resolved. Mr. Musselman asked what else needed to be addressed. Ms. Van Hise replied that there are mainly drainage issues. Ms. Worman added that the plans would only be recommended for approval not approved and that the project would not be scheduled to go before the board at their September 20th, 2010 meeting. Mr. Koffel made a motion to recommend the project for conditional preliminary approval based on the September 2nd, 2010 Metz Engineer's letter and Mr. Worley seconded the motion. The motion passed.

NEW BUSINESS

Godshall Lot Line Adjustment – 989 & 995 Camp Road (#06-10)

Ms. Worman gave a brief overview of this application. She informed the board that the proposed plans were for a minor lot line adjustment of the properties located at 995 and 989 Camp Road. She reminded the group that this property was subject of a minor

subdivision that occurred a year or two ago where they carved out a middle lot for a family member and adjusted lot lines resulting in a 2-acre parcel and a 17-acre parcel in addition to the one new building lot. This plan proposes to swap the land and make the one lot 17 acres instead of 2 and the other lot 2 acres instead of 17. Mr. Worley made a motion to formally accept the plan. Mr. Kneipp seconded the motion. The motion passed. Ms. Worman added that the reviews of the plans were currently underway.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that the Hallman and Kurtin application, which was to permit a mobile kitchen, was approved by the Zoning Hearing Board. She added that the Board of Supervisors had asked that Ms. Van Hise, P.E. prepare a memo detailing the items she felt needed to be addressed before the applicant could move forward. That memo was issued and is being reviewed. Ms. Worman then reported that the application submitted by Roger and Dorothy Small who requested a special exception to permit an in-law suite at their residence located at 327 Sherwood Court was approved. In addition, the application submitted by the Lakeside Youth Service, an alternative school under the Souderton Area School District, who requested a variance to permit an expansion of their current use from 80 students to 100 students in their current location which is 310 Schoolhouse Road, was also approved. The Jose Coronado application to convert an office located above a garage to a rental unit has been continued. A new hearing date is pending.

OTHER BUSINESS

Ms. Worman reported that the Zoning Ordinance Committee has completed a draft version of an ordinance pertaining to use and occupancy permits for residential re-sales. The ordinance, in its draft form, will be circulated over the next month. Ms. Worman also reported that she received notification of a zoning planning series being offered through the county. She asked that if anyone was interested in attending that they let her know. No further discussion took place.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Monday, October 4, 2010 at 7:00 p.m. There was no further business discussed at the meeting. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager