

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:05 p.m. on Monday, April 6, 2009. Planning Commission Members present included Bob Flosdorf, Keith Kneipp, Bob Yothers, Doug Worley, Kyle Koffel and Kerrin Musselman. Township Manager Kevin D. Bayer, Township Engineer Cindy Van Hise, P.E., Jean Holland from the Montgomery County Planning Commission were in attendance.

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the March 9, 2009 meeting. Mr. Kneipp seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Todd Walker Subdivision – Mininger Road (#12-05)

No action took place on this application.

Ken Taggart Subdivision- 521 Cowpath Road (#05-06)

Mr. Bayer reported that the applicant has submitted a revision for review. Comments will be prepared.

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

Mr. August Antol, EIT, presented a review regarding comments from the Metz Engineer letter dated March 31, 2009 and stated that they took no exception and would comply with the letter. Revisions have been submitted to PennDOT based on comments from the township and it is expected that a new HOP will be issued. Liberty Engineering submitted a Waiver/Deferral request letter dated April 6, 2009. The PC accepted the letter without exception. A motion was made by Mr. Flosdorf to recommend Conditional Preliminary Approval. Mr. Worley seconded the motion and the motion was unanimously approved.

Martin Subdivision – 132 Church Road (#01-09)

Mr. Kevin Strunk acknowledged receipt of review letters received from Metz Engineers dated March 31, 2009 and the MCPC dated March 30, 2009. The applicant will respond to the reviews, but the applicant does not anticipate any “will not comply” issues. The PC recommended that access to Lot 1 be established with a Fee Simple easement. A request was made for a Waiver from Section 122-18B(4) to reduce the requirement to 100 feet. A request was made to defer sidewalk installation until each lot is developed. A credit was requested for existing plantings. It was recommended that the basin be a natural basin. Floodplain evaluation is being prepared. The FSA is reviewing sanitary sewer options.

Greystone Organization Land Development – 310 Schoolhouse Road (#02-09)

Mr. John Evarts acknowledged receipt of review letters from Metz Engineers dated March 31, 2009 and the MCPC dated March 30, 2009. An overview was provided of the proposal which includes two flex space buildings (uses unknown) which represent 23,000 square feet and 28,500 square feet. 55 additional parking spaces are proposed. Parking in reserve is depicted on the plan. Public water and sanitary sewer is proposed. A request for a partial waiver of interior curbing was submitted. Truck movements need to be reviewed. Low intensity planting buffers were requested due to the location of the turnpike and the open farmland that abut the parcel. No action was taken and the applicant will address the letters with a revision at a later date.

NEW BUSINESS

Liedy’s Chuch Land Development – W. Cherry Lane & Leidy Road (#03-09)

Mr. Worley made a motion to accept the plans for review. Mr. Kneipp seconded the motion and the motion carried. Mr. Richard Kapusta provided an overview of the plans the projected schedule currently being considered by the church. Deep hole testing has been conducted, but no report has been issued.

ZONING HEARING BOARD APPLICATIONS

Mr. Baver reported that the application for JBS Souderton, Inc., located at 511 Lower Road, for a variance to convert an existing use of a single-family dwelling from office use to residential use was approved.

The application from Deep Horizons, located at 601 Yoder Road was continued until April 23, 2009.

Two applications are scheduled for May 11, 2009. One is for an existing cell tower on Souder Road to add an additional antenna and is a Special Exception. The second application is from the Rising Sun Inn, 898 Allentown Road, for a variance to use an existing accessory structure for occasional catering events. The building (barn) has been reviewed by the township code enforcement officer, fire marshal and L&I inspector. The PC noted a parking concern and this will be studied prior to the hearing. There was no objection to the two applications.

OTHER BUSINESS

None reported.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is May 4, 2009 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Kevin D. Baver, Township Manager