

Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02 p.m. on Monday, August 6, 2007. Planning Commission Members present included Robert Yothers, Kyle Koffel, Kerrin Musselman, Keith Kneipp, and Robert Flosdorf. Assistant Township Manager Jamie P. Worman and Township Engineer Cindy Van Hise were also present for this meeting. Watson Olszewski from the Montgomery County Planning Commission was also present for the meeting. Doug Worley was absent from the meeting. (Excused)

APPROVAL OF MINUTES

Mr. Flosdorf made a motion to approve the minutes from the July 9, 2007 regular Planning Commission Meeting. Mr. Musselman seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

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

Mr. Kneipp made a motion to deny the plans if an extension of the 90-day time limitation was not received prior to the August Board of Supervisors' Meeting. Mr. Flosdorf seconded the motion. The motion passed. No further discussion took place on this application.

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

Mr. Kneipp made a motion to deny the plans if an extension of the 90-day time limitation was not received prior to the August Board of Supervisors' Meeting. Mr. Flosdorf seconded the motion. The motion passed. No further discussion took place on this application.

Reformed Baptist Church Subdivision (#09-06)

No action or discussion took place on this application.

MCC Resource Center Land Development (#13-06)

Mr. Kneipp made a motion to deny the plans if an extension of the 90-day time limitation was not received prior to the August Board of Supervisors' Meeting. Mr. Flosdorf seconded the motion. The motion passed. No further discussion took place on this application.

Lincoln Woods Subdivision (#01-07)

Ms. Stephanie Flowers of T.H. Properties was present to discuss this application. She explained that Mr. Richard Parry was on vacation and unable to attend. She then gave a brief update and overview of the project. She explained that the plans had been revised and a review letter from Metz dated July 30th, 2007 had been received. She addressed a few items in the letter. The first item was the removal of the pedestrian trail. She explained that the trail had accidentally been removed from the plans during the revision and it would be added back on as soon as possible. She then addressed the updated waiver letter. The first request dealt with the storm sewer piping. The applicant, at the suggestion of the Township Engineer, was proposing to use a HDPE pipe instead of the reinforced concrete required by code. Ms. Van Hise explained that the pipe was suggested in certain areas for better infiltration. The next item Ms. Flowers addressed was the site screen buffer berm that is required around the basin. Ms. Flowers explained that they are providing additional plantings and want to avoid having two berms around the basin. Ms. Van Hise replied that she was fine with that request. Ms. Flowers then discussed the required stone bedding around the trail. She explained that Lower Salford Township requires that there be 6 inches of stone for the trail and so they would like to keep it consistent. Mr. Van Hise explained that Franconia Township requires 8 inches of stone. Mr. Flosdorf asked if it was proofed and rolled. Ms. Van Hise replied that that was correct. He then commented that there should be no problem with that then. Ms. Van Hise agreed. No further discussion took place on this application.

Guidemark Land Development (#02-07)

No action or discussion took place on this application.

Paul Miller Minor Subdivision (#04-07)

No action or discussion took place on this application.

Mininger Subdivision (#06-07)

Mr. Kneipp made a motion to deny the plans if an extension of the 90-day time limitation was not received prior to the August Board of Supervisors' Meeting. Mr. Flosdorf seconded the motion. The motion passed. No further discussion took place on this application.

New Business

There was no new business discussed.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that Frank & Tricia Mazzeo had received approval for an in-law suite at their residence located at 433 Turnberry Way.

Ms. Worman reported that Sogia Investments had made application to the Zoning Hearing Board for a variance from Section 145-31E to allow the proposed dwelling to intrude into the required 40-foot setback by 10-feet. The applicant is also seeking a variance from Section 145-176A to allow for the construction of one single family dwelling on a lot containing steep slopes where according to density calculations under this section the permitted density is less than one dwelling unit. Ms. Worman explained that the Board of Supervisors would most likely be filing an objection to this application. She also noted that the hearing was scheduled for September 10th, 2007 at 7:00 pm., which is different than shown on the agenda due to a scheduling conflict.

OTHER BUSINESS

Ms. Worman announced that she had planning module applications for the Abram Godshall minor subdivision and the Reinford subdivision. Mr. Musselman made a motion to accept the planning modules. Mr. Flosdorf seconded the motion and the motion passed. Ms. Worman then informed the group that Amplifier Research had submitted a sketch plan to Lower Salford Township for a parking lot expansion project. Ms. Van Hise explained that the proposed project included an 87-space parking lot. She continued that there was concern with the location of the lot over the existing basin, which is proposed to be converted to an underground basin. Ms. Van Hise explained that this would require a 15-foot high retaining wall that is 250-feet long. She mentioned that the engineer for Lower Salford had suggested the lot be located on the applicant's other adjoining property, which would eliminate the need for the wall and the existing basin could remain unchanged. Mr. Olszewski pointed out the area on an aerial photograph where the parking is being proposed. He noted that his review indicated that he was unsure why they would be putting the parking in that location and why they weren't going to use the temporary spaces. Mr. Flosdorf replied that maybe the company is going to expand the building too. Ms. Van Hise added that that would need to be clarified.

NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is Wednesday, September 5, 2007 at 7:00 p.m.

There was no further business discussed at the meeting. The meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager