

Ms. Beth Gooch called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02 pm on Monday, March 1<sup>st</sup>, 2021. Planning Commission Members present included Jerry DeLong, Keith Kneipp, John Medendorp, Nancy Shelly, Steven Barndt, George Balzer and Douglas Worley. Director of Planning and Zoning Beth T. Gooch, Township Engineer Janene Marchand and Township Solicitor Eric Wert were also present.

## **REORGANIZATION**

Ms. Gooch asked for a nomination for Chairman. Mr. Worley nominated Mr. Keith Kneipp and it was seconded by Mr. Barndt. Hearing no other nominations, all voted unanimously, 7-0.

Mr. Kneipp proceeded to run the meeting and asked for nomination for Vice Chairman. Mr. Worley nominated Mr. Medendorp, it seconded by Mr. Barndt, and it passed unanimously. Mr. Worley volunteered to serve as secretary. It was seconded by Mr. Medendorp and all voted in favor.

## **APPROVAL OF MINUTES**

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes, hearing none he asked for a motion to approve the minutes as submitted. Mr. DeLong made a motion to approve the minutes from the December 7<sup>th</sup>, 2020 regular meeting. Mr. Worley seconded the motion. The motion passed, 7-0.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **NEW BUSINESS**

DLAP Lot Line Adjustment (#01-21) Mr. Scott Camburn, Urwiler and Walter, was present on behalf of DLAP LLC. He stated that the proposed lot line adjustment will convey 6.7 acres from the Shoemaker property fronting Leidy Road, to DLAP LLC which fronts Township Line Road. The land will be utilized for landscape and tree stock. He added that they received a Gilmore and Associates review letter dated February 17, 2021. The applicant will comply with all of the zoning ordinance comments. He added that a previous lot line adjustment plan that had been approved for the Shoemaker property was never recorded and will be abandoned. He added that two existing buildings that are closer than permitted to the property lines date back to 1949. Mr. Camburn referenced a revised waiver request letter. He explained that there are two waivers for scale and from showing existing features. The remainder of the waivers are deferrals until the time of any future land development of the properties. Ms. Marchand stated that the frontage along Township Line Road will include the future 309 Connector and the Township will defer to

PennDOT. Mr. Kneipp questioned the location of the proposed Liberty Bell trail from 2005. Mr. Barndt stated that the intent was to run it along the trolley route, but the Leidy's revoked the easement and now he was not sure how they would get through to this property and was pretty sure that it is no longer a proposed trail site. Mr. Barndt made a motion to recommend preliminary/final approval conditioned upon the receipt of the Montgomery County Planning Commission Review letter. Mr. DeLong seconded such motion. All voted in favor, 7-0.

## **OLD BUSINESS**

Bayard Estates (#04-19) Mr. Chris Canavan was present on behalf of W.B. Homes to request recommended approval to the revised Bayard Estates plan. He stated that the plans have been revised, yet still show 22 single family lots, but now offers 23 plus acres of open space. The plan has received zoning hearing board relief. He noted that the flag lots were moved to a more central location for ease in grading. There are two basins, one on each side of Indian Creek Road. Gilmore and Associates issued a review letter dated February 26<sup>th</sup>, 2021. Mr. Canavan announced that most of the letter they will comply with. A tree count on the areas of disturbance will be provided as well as a classification of Indian Creek Road added, as determined by the Township. Ms. Marchand reported that traffic counts were done and the road was considered low volume and recommended to request the waiver as opposed to reclassifying the road. Mr. Canavan explained that waivers will be requested for the shared driveways for the flag lots and will become part of the HOA documents. PennDOT has already approved the road realignment of Indian Creek Road and Cowpath Road. Four foot sidewalks and bump outs will be provided.

Discussion took place regarding the 23 acres of open space and how much is to be dedicated to the Township and how much will be maintained by the HOA. Mr. Canavan stated that it can be used for MS4 related improvements. The Board of Supervisors will need to make a determination. Mr. Barndt questioned how the potential residents look upon that much land for an HOA to maintain and if it is favorable. Mr. Canavan responded that they like having the open space behind, but only if it is field maintained and not mowed on a regular basis, then it may be an issue.

Mr. Canavan stated that there is only proposed street lighting. He added that lamps can be added to the end of each drive. The Planning Commission did not feel that was a good idea as they are often not maintained and simply turned off by the homeowners and voted against post lighting. Mr. Canavan went through the waiver request including the request to widen Cowpath Road to be consistent with what is existing. Mr. Barndt made a motion to recommend preliminary/final

approval to the revised plans conditioned upon the receipt of the Montgomery County Planning Commission review letter. Mr. Worley seconded the motion, motion passes unanimously.

### **ZONING HEARING BOARD APPLICATIONS**

Ms. Gooch informed the Planning Commission that the application for athletic field use for property along Lower Road has been continued at the request of the DARA Property Group LLC. Members of the commission requested to see the proposed plans. Discussion took place that the location along Lower Road is not a good safe place as well as the potential use of the fields would not have adequate parking.

Ms. Gooch reported that an application for an accessory building exceeding the permitted 800 square feet and within the required yard setbacks has been submitted for 861 Hunsicker Road.

### **OTHER BUSINESS**

None

### **NEXT SCHEDULED MEETING**

The next scheduled meeting is Monday, April 5<sup>th</sup>, 2021 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. Barndt seconded the motion. The motion passed. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning