

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, December 6th, 2021. Planning Commission Members present included Keith Kneipp, John Medendorp, Steven Barndt, Jerry DeLong, Doug Worley and George Balzer. Director of Planning and Zoning Beth T. Gooch, Township Engineer Janene Marchand and Township Solicitor Eric Wert were also present.

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. Mr. Worley made a motion to approve the minutes as submitted from the September 7th, 2021, regular meeting. Mr. Barndt seconded the motion. The motion passed, 6-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

None

Ms. Shelly joined the meeting in progress at 7:04 p.m.

NEW BUSINESS

(#06-21) Mr. Cliff Stout, STA Engineers, was present to discuss the Minor subdivision submission for 738 Ridge View Drive. He stated that it is approximately a ten-acre tract. The plans propose Lot 1 to contain the existing house and Lot 2 to be larger and conveyed to the adjacent property owner for agricultural use. He reported that the Gilmore and Associates review letter dated November 24, 2021, contains mostly items that are a will comply. He added that there are a few necessary waiver requests. The applicant wishes to combine the subdivided vacant land in a common deed. Lot 2 is landlocked and once in a common deed would no longer be land locked. If in the future, if the new owner wants to sell, to another adjacent property owner with street frontage, it would be a simpler process.

Solicitor Wert explained that a restrictive covenant would be necessary.

Mr. Stout requested a waiver to allow a 50-foot radius for a cul de sac. Additional waivers include sidewalk and curbing installation and a waiver of the required street trees, as the property frontage contains several utilities. Mr. Stout asked the Planning Commission to consider preliminary

approval. Mr. Balzer made the motion to recommend conditional preliminary approval to the Board of Supervisors. The motion was seconded by Mr. Worley, and motion carried unanimously.

(#05-21) Mr. Joe Kuhls, attorney for the applicant, presented the Meyers Tract proposal. He stated that it is about 55 acres on Beck Road. About two and a half years ago, the Planning Commission recommended approval for a rezone of the property to allow for 80 Single family dwellings. The Township did not want the property completely lotted out due to some environmentally sensitive areas and desired more Open Space. The rezone eliminated the possibility for 13 curb cuts along Beck Road, eliminated spit zoning of the property, offered significant roadway improvements and addressed some storm issues in the area. The applicant, Pulte Homes, also acquired the corner lot on Beck and Cowpath Road. The new plan proposes 84 units. Mr. Kuhls stated that the current plan is virtually the same plan that the Planning Commission recommended approval for in June of 2020. The only difference is the mix of units. This plan is for 42 singles and 42 townhouses. The applicant went to the Board of Supervisors to create the Neighborhood Overlay District. Mr. Kulhs is requesting a recommendation of approval for the plan as well as the Conditional Use Hearing scheduled for Monday December 20th, 2021. He added that the Gilmore and Associates review letter dated November 30, 2021, did not appear to have any major problems or consideration. The plan still shows a connection into Banbury.

Mr. Bob Jordan, Woodrow and Associates, discussed the waivers the applicant is requesting. Minimum cartway widths of 28 feet and limiting parking to one side of the street was proposed. He stated that this helps limit impervious coverage and keeps the basins smaller. Discussion took place about insufficient parking. Mr. Woodrow stated that there are some additional parking lot areas on the plan. He added that the connection road into Banbury is 32 feet wide, and that the number of curb cuts along the Townhouses would limit parking along that side of the street regardless of the width. Additional waivers include Belgian Block curbing, a reduction in the bulb of the cul de sac, and the requirement of the location of detention basins for the two smaller rain gardens. More discussion took place on parking and centrally locating some of the additional parking areas. Mr. Medendorp suggested a walkway to lead to the parking areas. Chairman Kneipp added the possibility of a connection from the tot lot to the parking lot and pass through between the buildings. Suggestions were made to take a closer look at the trail crossing location on Beck Road.

Mr. Worley made a motion to recommend preliminary approval conditioned upon the Gilmore review letter dated November 30, 2021. The motion was seconded by Mr. Medendorp and the motion carried, 7-0.

(#07-21) Chairman Kneipp asked for a motion to formally accept land development plans for the Souderton Mennonite Homes Main Campus. Mr. Barndt made the motion. It was seconded by Mr. DeLong and all voted in favor.

ZONING HEARING BOARD APPLICATIONS

None

OTHER BUSINESS

Ms. Gooch informed the members that the meeting schedule for 2022 will be advertised shortly. She asked if there was interest in moving the start time to 6 p.m.. The majority of the members need the 7 p.m. start for availability.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, January 3, 2022, at 7 p.m.

Mr. DeLong made a motion to adjourn the meeting at 7:56 p.m. It was seconded by Mr. Worley, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning