

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02 pm on Monday, April 4th, 2022. Planning Commission Members present included Keith Kneipp, John Medendorp, Steven Barndt, Jerry DeLong, George Balzer, Doug Worley and Nancy Shelly. 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 from the March 7, 2022 meeting. Hearing none, he asked for a motion to approve the minutes as submitted. Steve Barndt made the motion, and it was seconded by Doug Worley, all voted in favor.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

(#05-21) Pulte Homes Land Development

Mr. Joe Kuhls was present as legal counsel for Pulte homes. He stated that the application for the tract of land known as the Meyers Tract is approximately 55 acres along Beck Road, nearest cross being Cowpath Road. On December 20th of 2020 a conditional use hearing was held to apply the newly created Neighborhood Overlay District to the parcels, in order to permit the proposed plan. He requested the Planning Commission's comments and stated that they are scheduled to appear before the Board of Supervisors in 2 weeks to seek final approval. Mr. Timothy Woodrow, engineer for the project, reported that there are some pretty significant intersection improvements proposed. The plan shows 42 Townhouses and 42 single family homes. The idea was to preserve as large amount of land as possible as open space and be set back from Beck Road. Mr. Medendorp asked if the utility poles along Beck will be relocated. Mr. Woodrow responded that they will in order to allow for future development. The existing farmland will be tilled and planted to grow as meadow grasses. No specific comments or concerns have been received from the Fire Marshall. Mr. Matt Hammond, traffic engineer, stated that the turning radius of the intersection being improved is still under discussion. There are concerns that large trucks will not make the turn at the corner of Leidy Road and Cowpath. This would include moving the existing traffic arm. Mr. Hammond stated that it would also increase the distance of the crosswalk requiring longer times to allow for pedestrians.

Storm pipes under Beck Road will be replaced to spec. Discussion took place regarding the interior path or trail to the parking areas that was suggested as well as the connection of Meyer Way. Both have been incorporated into the plan. Mr. Woodrow reported that there are three basins, and calculations have been completed but they are still working through comments from the Township and DEP. Significant discussion took place with the residents in attendance from the neighboring Banbury development. Mr. Woodrow explained that any water runoff coming from the farmland will be drained into the basins. The existing farm will become vegetation that will absorb more water. Discussion continued with the existing creek and plans for any improvements. Trees and shrubs will be added to create more of a riparian buffer. Additional concerns were raised about the culvert running under Berkshire Drive. This off-site improvement would need to be a Board of Supervisors decision. Additional concerns were discussed about the increased traffic that the connection of Meyer Way would bring into Banbury.

Mr. Kuhls asked the Planning Commission to consider recommendation of final approval conditioned upon the outstanding letters from the Township Engineer and the Franconia Sewer Authority and to continue to work with the neighbors present prior to the Board of Supervisors meeting. Mr. Worley made the motion as proposed. Mr. Barndt seconded the motion, and all voted in favor.

(#03-22) Hoff/McKenna Lot Line Adjustment 362 & 364 Winslow Drive

Mr. Kyle Hoff was present to request preliminary/final approval for the lot line adjustment on his property located at 362 Winslow Drive. The plan shows the conveyance of 4,527 square feet from his neighbor's property, 364 Winslow Drive, that Mr. Hoff is currently maintaining, to 362 Winslow Drive. Both lots will still be conforming in size and setbacks. Ms. Marchand went over the waiver requests that would need to be added to the proposal. Mr. Hoff agreed that he will formally request the waivers. Mr. Worley made a motion to recommend the approval to the Board. Mr. Barndt seconded the motion, and the motion carried.

NEW BUSINESS

(#04-22) NCC Automated 255 Schoolhouse Road Land Development

Steve Barndt motioned to formally accept the plans and application. Nancy Shelly seconded the motion, and all voted in favor.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch informed the Commission that Souderton Borough has filed for a number of Variances and a Special Exception in order to move forward with the proposed public works building land development plans that were presented last month. The application is for property located at 160 Cherry Lane and the hearing will be held on Thursday April 7th at 7p.m.

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, May 2nd, 2022, at 7 p.m.

Mr. Barndt made a motion to adjourn the meeting at 8:08 p.m. It was seconded by Ms. Shelly, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning