

Mr. Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02 pm on Monday, December 7, 2015. Planning Commission Members present included Kyle Koffel, Robert Yothers, Doug Worley, and Keith Kneipp. Planning and Zoning Coordinator Beth T. Gooch, and Township Engineer Douglass C. Rossino were also present for this meeting. Planning Commission Members Patricia Alderfer and Kerrin Mussleman were absent.

## **APPROVAL OF MINUTES**

Mr. Worley made a motion to approve the minutes from the November 2, 2015 regular meeting. Mr. Kneipp seconded the motion. The motion passed.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

#### *Bergey's Realty Company Minor Subdivision – 461 Homestead Avenue (#09-15)*

It was confirmed that this item had been approved for conditional/preliminary/final approval at the previous Planning Commission Meeting.

#### *Hagey Road Land Development – 630 & 640 Hagey Road (#10-15)*

Ms. Susan Rice was present to discuss the engineer review for this project. The consolidation of two industrial lots is proposed to be used for boat and RV Storage. Ms. Rice did report that the applicant will be filling a conditional use application, as requested, for the fence to be erected in the front yard. In reference to comment nine of the review letter, parking calculations will be addressed and one space is to be removed. Additionally the rental agreements will state the no additional parking of cars, long term, will be available. The four spaces provided will be for employee and short term parking. The applicant will comply with all SALDO comments. Ms. Rice reported that the driveway access will be for office access only, the project will have a separate exit only access and it will be gated. The applicant is requesting a waiver allowing the island to be low profile and merely a visual to separate the drives, they are also requesting a waiver for sidewalk installation. Mr. Rossino mentioned that repressed curbing might be an option. Ms. Rice responded that that would create an additional expense for the applicant and that they would prefer not to need to put the curbing in. A waiver has also been requested to extend a wall and

fence into the drainage easement along the two lots. Ms. Rice pointed out the area of landscape where low intensity buffers are to be created. The applicant is offering to create heavier buffering along the areas where potential development could occur in the future. They plan to add additional plantings to the existing landscaping. Ms. Rice commented that there will need to be an additional Stormwater management waiver added. Mr. Rossino pointed out that the plans propose an 18" separation from the bedrock instead of the full 24" that is required. Mr. Worley commented that the Board is flexible about the landscaping and its placement and wants to keep the project attractive. Mr. Kneipp stated that as we develop the Hagey area we are missing the opportunity to add sidewalks. As the area grows we should provide areas for people to walk along the sidewalk or street. Mr. DeLong suggested a grade for future possible sidewalks. Mr. Worley agreed on the grading and suggested that it would be a good compromise.

*Bergey's Truck Center Land Development (#11-15) – Route 113 & Allentown Road*

Mr. Rick Mast was present to discuss this application. He presented an overview and highlighted a few issues for guidance. He pointed out that the proposal includes three significant detention basins along Allentown Road, that there will be two phases to the project, and the road improvements involve state roads. He noted that Gilmore has made suggestions for the roadways but that the applicant will submit the plans to PennDot for feedback. Following PennDot's response he will then come back to discuss the roadways. Mr. Mast reported that there will be less driveways after the development is complete than exist today. Additionally they are looking to reduce the amended soils by possibly having some of the employee parking lot as porous. Lighting will be discussed at a later time. Mr. Mast stated the landscaping has quite a bit of grade difference and that there is already a significant berm. The landscape architect will work with Gilmore's office and they are not proposing a berm along 113. The applicant would prefer not to have landscaping in front of the display parking lot and is willing to relocate the planting elsewhere to comply. Mr. Mast also reported that the applicant would be willing to pay a fee in lieu of sidewalk or grading for future sidewalk. Mr. Worley questioned about sidewalk along Allentown Road. Mr. Koffel questioned sidewalk on Godshall Road. Mr. Mast replied that there is no sidewalk proposed along either roadway. Mr. DeLong asked if the pumping station would be remaining. Mr. Mast replied that yes it would be left untouched and that it is owned by the Franconia Sewer Authority. Mr. Kneipp commented that without the sidewalks or trail system residents are unable to walk to the park. Discussion continued about walking trails and sidewalks giving access to the park. Mr.

Worley offered that maybe a fee in lieu of the sidewalks would be best. Mr. DeLong agreed that there would not be need for landscaping to be placed in front of the display area. Mr. Worley offered that it is really PennDot jurisdiction. Discussion continued regarding striping for a center turning lane along the entire frontage of the project.

Mr. Mast reported that the applicant would prefer to defer some of the landscaping until phase two, considering that much of it would need to be removed. Mr. Worley asked how long you can defer landscaping for phase two. Mr. Rossino suggested a possible escrow for the landscaping in the event that the Board feels that the project is not completed in a timely manner. Mr. Mast stated that he is hoping to have comments from PennDot for the January 11<sup>th</sup> meeting. Mr. Rossino reminded Mr. Mast that a conditional Use Application for the fence in the front yard would be necessary. Mr. Mast reported that the applicant will be requesting waivers from the 50 foot to allow for a 40 foot required Right of Way, a reduction in the required buffer, from the landscape aisles in the parking area, and that the Traffic Impact Fee be based off of net coverage. A large building has been removed and there is actually a reduction proposed.

## **NEW BUSINESS**

### *Godshall Lot Line Adjustment (#12-15)*

Mr. DeLong requested to formally accept the Godshall Lot Line Adjustment Plans, Mr. Worley motioned and Mr. Kneipp seconded. Mr. DeLong pointed out that the Engineer Review Letter, from Metz Engineering (dated November 30, 2015), consisted mostly of clean up items. Conditional upon the County Review, that has not yet been received, Mr. DeLong requested Conditional Preliminary/Final approval. Mr. Yothers made a motion and Mr. Worley seconded, the motion passed.

## **ZONING HEARING BOARD APPLICATIONS**

Ms. Gooch reported that the Township had held two Zoning Hearings last month. The first application was to request for a special exception to permit an in-law suite and a variance to permit an encroachment of the new addition into the side yard setback. The property is located at 783 Keller Creamery Road. The property is owned by Paul and Ruth Wimmer. This application was granted per their request. The Township is waiting for the recorded documentation regarding

their deed. The project will not likely begin until early in the spring. The second application was a request from James and Melissa DiNardo and Barbara DiCicco for a special exception to permit an in-law suite in the basement of a property located at 354 Winslow Drive. This request has been granted and the building permit has been submitted to the Township. It is being held until the recorded documentation is received amending the deed.

## **OTHER BUSINESS**

### *Leidy Tract Re-Zone – WB Homes*

Mr. Chris Canovan was present to discuss the proposed map amendment scheduled to be heard at the next Board of Supervisors Meeting on December 14<sup>th</sup>, 2015 at 7pm. The Leidy property consisting of 3 parcels where WB Homes is requesting to extend the MRD as an overlay. He commented that this area is in a designated growth area. It is currently zoned Limited Industrial and would serve as a good transition piece from single family homes to Limited Industrial. Mr. Canova reported that the area is secluded by a mature tree line and the project will propose 12 twins, 21 Townhomes and 17 Single Family Homes. This will leave 7.2 acres as an open space parcel. The applicant is proposing to take access from Township Line Road and possibly connect the trail work on Leidy Road. Mr. Worley questioned the main access. While, Mr. Kneipp asked if anyone has asked PennDot about the 309 connector. Mr. Canovan replied that that discussion is being planned. Mr. Grey Godshall initiated discussion regarding the Minninger Road truck access and the over use. Mr. Canovan reported that access to Cowpath Road would be for emergency only.

The Planning Commission concession was to Re Zone these parcels, with the MRD makes sense. Mr., Worley questioned the maintenance of the open space. Mr. Canovan replied that it could potentially be an HOA, that there are a multiple of ways that it could be handled and the applicant is open to discussion. Mr. Kneipp asked about a possible trail path between the proposed homes, and Mr. Canovan stated that the proposal would tie right into the sidewalks.

## **NEXT SCHEDULED MEETING**

The next scheduled meeting is Monday, January 11, 2015 at 7:00 p.m. Mr. Yothers made a motion to adjourn the meeting. Mr. Worley seconded the motion. The motion passed. The meeting adjourned at 8:08 p.m.

Respectfully submitted,

Beth T. Gooch,

Planning and Zoning Coordinator