

Mr. Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, November 6<sup>th</sup>, 2017. Planning Commission Members present included Steven Barndt, Kyle Koffel, Keith Kneipp, Doug Worley and Nancy Shelly. Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglas C. Rossino and Township Solicitor Eric Wert were also present. Patricia Alderfer was absent.

## **APPROVAL OF MINUTES**

Mr. Worley made a motion to approve the minutes from the October 2<sup>nd</sup>, 2017 regular meeting. Ms. Shelly seconded the motion. The motion passed, Mr. Kneipp abstained from the vote.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

(#06-17) Maplewood Estates Phase III – Peter Becker Community Mr. Colby Grim was present to represent Peter Becker Communities. He stated that the current discussion and development is for Phase III. The overall tract consists of approximately 93.67 acres and is zoned Institutional. In 2003 the overall master plan was approved by the Township. Phase III of the plan consists of 9 additional units that are proposed as 4 duplexes and 1 single unit. The roads have been completed as well as the stormwater management. The plan has been changed since the last time Peter Becker appeared before the Planning Commission. The size of the units has been increased by 3,825 square feet maximum. Residents will have the option to select the units that are to be built. After receiving the Engineer review letter, a Zoning Hearing application will be submitted in order to request the necessary dimensional variances for side and rear yards. Mr. Cliff Stout, STA Engineering, was also present and addressed the township engineer review comments. He stated that most are will comply. He explained the applicant's intentions on requesting relief from the traffic impact fee. It is his opinion the residents for the proposed 9 units will be generating less traffic flow than the typical single-family home. This request will be presented to the Board of Supervisors. He noted that the MCPC review referenced additional tree requirements. The landscape plan does show the trees and was not part of the set of plans submitted to the MCPC for review.

Mr. Worley asked about the stormwater basins. Mr. Rossino stated that the capacity of the basins has been reviewed. He also informed the Planning Commission the original plans show a front yard of 40 feet from the road. The units are larger and are at the shortest distance, 21 feet from the road and the separation between the units has also been decreased from 40 to about 20 feet.

Mr. Kneipp asked if the Kulp Road entrance lines up with the TH Properties development entrance. Mr. Stout responded that that entrance will be on the as-built as the THP development will be completed by the time that phase of the plan is addressed. The applicant will proceed with the request for zoning relief and return before the Planning Commission for approval.

(#07-17) 436 Smokepipe Road Subdivision – Ms. Kristin Holmes was present on behalf of Crest Common LLC. She informed the Planning Commission that the property had been part of a previous subdivision along Winslow, and had recently received Zoning Board approval for a variance in regards to the lot size. She stated that the applicant will comply to the Gilmore Engineering review comments. Ms. Holmes confirmed that three of the waiver requests are not needed and the applicant will seek the following waivers:

Section 122-9.D(1) & 122-10.C(1) from providing existing features within 100 and 200 feet of the site.

Section 122-26.A.(4) – from storm pipe requirements of 18 inches, as the only pipe is part of the underdrain from the rain garden and will be 4 inches in diameter.

Section 122-67.A.(3)- from preserving existing trees where grading is closer than 5 feet. Special care will be taken during construction to protect the existing trees in accordance with the Zoning Hearing Board Decision and Order.

Section 122-67.B- from providing tree protection fencing around existing trees closer than 1 foot outside the drip line. Protection fencing is proposed within the dripline in several locations.

Section 122-74 – from providing a landscape plans as the plans show the existing landscaping and the two additional required trees will be noted.

Chairman DeLong asked if there were any questions. None were heard and he asked for a motion to grant final approval to the subdivision. Mr. Barndt made the motion and it was seconded by Ms. Shelly, all voted in favor.

(#08-17) All Holdings Company, LLC Lot Line Adjustment- W. Cherry Lane – Mr. Carl Weiner, representing All Holdings Company, explained that the project is an exchange of land between two businesses in the township, the Shoemaker property along Leidy Road and Leidy's Inc. The proposal is for 16 acres to be transferred to Leidy's. There is no development proposed as a part of the plan at this time. The engineer review letter has been received and Mr. Weiner went on to address the comments. Mr. Rossino requested that any existing non-conformities be noted on

the plans as they will be recorded. Mr. Rossino added that many of the comments and necessary waivers can be deferred until the time of Land Development and should be noted on the plans. Mr. Weiner stated that the applicant does not want to commit to the comment pertaining to no further subdivision of the parcels. Chairman DeLong asked for any questions at this time. Mr. Barndt asked if the previous Shoemaker development has any impact on this plan and any calculations. Mr. Rossino stated the Shoemaker Land Development was an addition and there should be a separate zoning table to show that Shoemaker will still meet the coverage requirements and that the plan is merely transferring agricultural land.

Mr. Kneipp questioned the trees that were considered to be adequate buffering during the Shoemaker Land Development process that would now no longer provide the buffering if the lot line is moved. Mr. Paul Yaskowski, from Urwiler and Walter, stated that the buffering would be addressed in any future land development and notes will be on the plan for future deferral. Chairman DeLong asked for a motion to grant Preliminary/Final Approval. The motion was made by Mr. Worley and seconded by Mr. Barndt. All were in favor.

## **NEW BUSINESS**

None

## **ZONING HEARING BOARD APPLICATIONS**

None

## **OTHER BUSINESS**

444 Creamery Road – Conditional Use Hearing – Mr. Wert stated that the hearing is scheduled for Monday November 20<sup>th</sup> at 5pm. Mr. Rossino explained that the ordinance requires a conditional use for the subdivision of property located in the Rural Residential district of the township. For single family use, the plan must include dimensional requirements showing that for every one acre of developable land one acre must be put into open space. The existing lot on the plans does not have the to meet the open space requirement, however the second, newly created lot, meets the standards. If the application is approved by the Board of Supervisors, they will have 6 months to apply for a formal subdivision. This particular application appears to need zoning relief.

There were no questions or comments from the Planning Commission at this time.

## NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, December 4<sup>th</sup>, 2017 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 7:44 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning