

Mr. Gerald Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:03 p.m. on Monday, October 7, 2013. Planning Commission Members present included Doug Worley, Keith Kneipp, Robert Yothers, Kyle Koffel, Patricia Alderfer, and Kerrin Musselman. Assistant Township Manager, Jamie P. Worman was also present for this meeting. Township Engineer, Cindy Van Hise was absent. (excused).

### **APPROVAL OF MINUTES**

Mr. Worley made a motion to approve the minutes from the August 5<sup>th</sup>, 2013 regular meeting. Mr. Musselman seconded the motion. The motion passed.

### **SUBDIVISION AND LAND DEVELOPMENT**

#### **OLD BUSINESS**

Godshall's Quality Meats New Facility Land Development –Mark Godshall, 743 Hagey Center Drive (#01-13)

Ms. Worman reported that there were no new revisions submitted for this project at this time.

#### **NEW BUSINESS**

NO NEW BUSINESS

### **ZONING HEARING BOARD APPLICATIONS**

NO ZONING HEARING BOAD APPLICATIONS.

### **OTHER BUSINESS**

Kyle Hoff of Hoff Properties presented a sketch plan to the Planning Commission for a parcel located at 840 Harleysville Pike. Mr. Hoff was represented by Richard Mast of Richard C. Mast Associates and Richard Kapusta of Kapusta & Co. Mr. Hoff introduced the plan and gave a brief synopsis of why he acquired the site, which is more commonly known as Stanley's Furniture. He explained that his family, who currently own Harleysville Rental, believe that this site would be an ideal location for their business as

it would give them the visibility that Route 113 affords. He then turned the presentation over to his engineer. Mr. Mast reviewed the history of the site explaining that the furniture store was a non-conforming use of a residentially zoned property. The use request was originally denied by the Franconia Township Zoning Hearing Board and the applicant then appealed the decision and won. A stipulation agreement was then formulated setting the parameters of development on the site. Under the agreement there was a provision that permitted an expansion of the building up to 10,000 square feet. Mr. Mast showed a site plan that depicted a 10,000 square foot expansion. He then explained that after really studying the site, they were able to come up with, what they feel, is a better arrangement. Rather than expand the existing building they are proposing to construct a new building for the rental company and then utilize the existing building as a flex space building with multiple occupants. In doing this, the applicant would remove a portion of the building that was added to the original structure and the loading docks. They would also eliminate paving/parking and create a green space. As for parking, they will keep 48 existing spaces and then apply the requirements under today's code in order to comply. Mr. Mast explained that they will need to make a repeat appearance to the Zoning Hearing Board as they are too far beyond what was permitted under the stipulation agreement. In addition to the ZHB, they will also need to go through land development. The total new building space remains a net increase of 10,000 square feet, while the impervious coverage will be reduced by 24%. Mr. Kapusta then reviewed how the new building will look and what they will do to the existing building in order to make the buildings match and to create a more aesthetically pleasing cohesive site. Mr. Kapusta stressed that much of the aesthetics will be achieved through extensive landscaping and window placement. He also stressed that the site will be softened and cleaned-up, which will be a dramatic improvement compared to what is there today.

Ms. Worman suggested that the members provide feedback to the presenters as to any issues they see or ask any questions they may have about the proposal. Mr. Bob Yothers questioned how many tenants would be permitted in the flex space building and how parking spaces could be determined without knowing who would use the building. He also stressed that some type of control measure would be needed to regulate the use of the

flex space. Both Mr. Musselman and Ms. Alderfer questioned if the two entrances, one off of Harleysville Pike and the other off of Maple Avenue, would remain and if both entrances would be used for customer access. Mr. Koffel questioned whether site circulation would be an issue. Mr. Worley asked if there were any restrictions from entering or exiting Route 113. Mr. Delong questioned whether there would be any changes to the intersection of Route 113 and Maple Avenue. Mr. Kapusta replied that the entrances would remain and there would be no restrictions on Route 113. However, as Mr. Hoff suggested, the site will be arranged in a way that a customer entering will know exactly where to go. Mr. Kapusta also noted that there are not intersection improvements proposed. Mr. Delong commented that he felt the proposal cleaned up the site and in general he supported it. Mr. Worley added that overall the members liked the plan. Ms. Worman questioned whether an application had been made to the Zoning Hearing Board. Mr. Mast replied that they hoped to submit an application by the end of the week in order to schedule a November hearing. No further discussion took place.

#### NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, November 4, 2013 at 7:00 p.m. There was no further business discussed at the meeting. Mr. Yothers made a motion to adjourn the meeting and Mr. Worley seconded the motion. The meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager