

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02 pm on Monday, December 7<sup>th</sup>, 2020. Planning Commission Members present included Jerry DeLong, George Balzer, Steven Barndt, John Medendorp and Doug Worley. Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglas C. Rossino and Township Solicitor Eric Wert, Esquire. Nancy Shelly was absent.

## **APPROVAL OF MINUTES**

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes, from the November 2<sup>nd</sup>, 2020 meeting and hearing none, Steven Barndt made a motion to approve the minutes as submitted. The motion was seconded by Mr. DeLong and all voted in favor. 6-0

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

(#04-20) Mr. Steve Tabakelis was present along with property owner Carl Morgan to discuss the 5.12 acre vacant lot on Nice Road. It is currently farmed and has a creek that runs across the rear portion of the property. There is a large PECO easement about 200 feet wide. The proposed plan is for a 125 x 45 foot pole barn for a plumbing business. The business currently has three employees, operates from 7am to 5pm, has no sales and no daily visitors. There are zero tractor trailer trips. The plans show employee parking and three work trucks to be stored in the structure. The storage or shop is a low intensity use. The location of the building was intended to avoid the PECO easement. The property will have on lot sewer and water. Mr. Tabakelis stated that it is just a sketch plan at this point and a small rain garden will be designed. He added that there are three waivers they will be requesting, including street widening, curbing, and sidewalks. Nice Road is currently 8 feet wide half width, it is passable and usable but the paving is in bad shape. The current requirements are for 36 foot for a secondary feeder street. Mr. Worley asked about the culvert in the road. Mr. Tabakelis confirmed that it is on the property. Mr. Barndt added that the Board of Supervisors will need to make a decision about Nice Road. Mr. Morgan reported that the culvert was put in by township staff and the proposed business will be for pickup trucks with cabinets. There will not be any tractor trailers. He added that he has made requests to the board to maintain Nice Road and it has not been done. Mr. Kneipp suggested asking the Board to make it a private road. Discussion took place regarding taking access from Allentown Road to avoid the culvert and ensuring that there is sufficient fire truck access to the property and for the need to run underground piping through the PECO easement for the on lot sewer system. The

Planning Commission recommended that the plan go before the Board of Supervisors to determine the future for Nice Road before any recommendations for approval can be made.

(#05-20) Mr. David Liddle was present on behalf of Amplifier Research. He stated that the plan is for property located at 160 Schoolhouse Road. The proposed addition is for 5000 SF attached on two sides, and is about 30 ft high. It will be used as a testing area for the amplifiers. The business is in need of a larger area for testing. The plan shows the elimination of 14 parking spaces, but leaves 162 for 155 employees. There will be no additional employees with the expansion. Mr. Anand Bhatt, Arna Engineering Inc., explained that the property sits on the corner of Schoolhouse Road and Skippack Creek Road. It is 8 acres and is within two townships. Five acres are in Franconia and three are located in Lower Salford Township. It is zoned Limited Industrial and there are three accesses to the site. Two on Schoolhouse Road and one from Skippack Creek Road, which is mostly for trucks. The existing building is 38,300 SF. The addition will leave the rear yard unchanged and the side yard to the east reduced by 40ft and still well within the setbacks. The proposal is under the impervious and building coverage limits permitted. The stormwater management is on the Lower Salford portion. The addition will not contain any additional bathrooms and the water and sewer services remain unchanged. He stated that the zoning comments in the Gilmore Review letter dated December 1, 2020 are all will comply. He then addressed the waiver requests for sidewalk and curbing, both for deferral until the time that the surrounding area is developed. He also is requesting a deferral of the street trees again until the corner is developed. Mr. Worley made a motion to recommend preliminary/final approval to the Board of Supervisors. The motion was seconded by Mr. Barndt and all voted in favor 6-0.

## **NEW BUSINESS**

None

## **ZONING HEARING BOARD APPLICATIONS**

Ms. Gooch reported that the application submitted by Ramoco Marketing Group for property located at 303 Harleysville Pike, has requested a continuance in order to amend their application as recommended by the Board of Supervisors and their solicitor's office.

## **OTHER BUSINESS**

None

## **NEXT SCHEDULED MEETING**

The next scheduled meeting is Monday, January 4<sup>th</sup>, 2021 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 7:54 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning