

**Planning Commission Meeting Minutes**  
**March 4, 2002**  
**7:00 PM**

**Present:**

Keith Freed, Chairman  
Gerald DeLong, Vice Chairman  
Karl Cooper  
Kyle Koffel  
Robert Yothers  
Doug Worley  
Merrill H. Bergey, Board of Supervisors Liaison

**Absent:**

Robert G. Flosdorf

**Staff:**

Kevin D. Baver, Township Manager  
Elizabeth A. Crisafi, Assistant Township Manager  
Robert Kerns, Montgomery County Planning Commission  
Barry Wert, P.E., Township Engineer

Chairman freed called the meeting to order at 7:04 PM.

**Meeting Minutes—February 4, 2002**

Chairman Freed noted that there was a discussion at the meeting regarding the Office-Campus Overlay district and its relation to the Regional Plan Map that was not mentioned in the minutes and it should be. Ms. Crisafi and Mr. Baver both stated the minutes would be adjusted accordingly.

Mr. Yothers noted that under Penn View Christian School, Mr. Thomas Gana, 441 Allentown Road, submitted a letter, not Mr. Gannin.

There being no other corrections, the minutes were approved unanimously on a motion by Mr. DeLong, seconded by Mr. Worley with Mr. Flosdorf being absent.

**Penn View Christian School (#17-01)**

Richard C. Mast of Mast Associates, applicant's engineer, presented the plans to the Planning Commission. Applicant is proposing the construction of a 137,000 SF school at Delp and Godshall Roads. Also proposed are athletic fields, roadway improvements and storm water management facilities. The Applicant received the necessary special exceptions and variances for the project last year from the Zoning Hearing Board.

Chairman Freed noted there had been four letters submitted to the Township regarding the project and they were being entered into the record.

Mr. Mast addressed the most pressing issues from the previous meetings first. He stated that the soccer field located in the lower half of the project site was located at least 50 feet from the property line, and that in accordance with the Montgomery County Planning Commission letter, additional landscaping and berming in accordance with the Township Ordinances had been added to the plans.

He noted that street trees were added to Delp Road, but given the fact that Delp is proposed for improvements with the commencement of construction of Phase II, they would like to defer planting them until then. Additionally, he noted that the right-of-way was offered for dedication and so noted on the plan. Mr. Wert noted that the Board of Supervisors would need to make a policy decision regarding the right-of-way along Delp Road as to whether or not right-of-way beyond the legal right-of-way would be required in order complete the necessary road improvements.

Mr. Mast reviewed the waiver letter he submitted to the Township dated March 4, 2002. The Applicant is requesting the following waivers:

1. From Section 1232.19.I of the Subdivision and Land Development Ordinance, which requires parking spaces to be 10 feet by 20 feet. The Applicant is proposing spaces that are 9 feet by 18 feet. The Planning Commission stated that they would not support a full waiver, however, would consider applying the waiver to the parking proposed in the rear of the building that would be used by employees since the traffic movement in this area is significantly less than the front parking areas where the parents and buses are located. Applicant agreed.
2. From Section 122.26.B.4 of the Subdivision and Land Development Ordinance requesting that the pipe size be 15 inches in circumference versus the required 18 inches. Mr. Wert had no objection to the request.
3. From Section 122.68.B.1 of the Subdivision and Land Development Ordinance that requires a landscaped parking island every 15 spaces. There are no islands proposed in the rear parking area as that will double as a hard-surfaced play area, and the bus parking stalls. There was no objection to this waiver.

Mr. Mast noted that the soccer field adjacent the properties are located 50 feet from all property lines. Originally it was 35 feet, but the Applicant did increase the set back. There were some questions regarding the location of field from the Planning Commission. Mr. Baver suggested that the baseball field be flipped so that the soccer field can be moved. Mr. Mast pointed out that if it were flipped, the sun would be in the outfielder's vision. Ms. Crisafi questioned the need for so many fields. The Applicant stated that they schedule varsity and junior varsity games and that two fields were needed for each sport. After a lengthy discussion, it was decided that there was no practical way to move the fields and that the landscaping and berming proposed should suffice.

There were some limited comments from Mr. Wert, Township Engineer, regarding the plan. He noted that the Montgomery County Conservation District had to review the plans for erosion and sediment control, as well as for the storm water provisions. There had been no letter received from them as of yet. Mr. Mast stated that an application had been made, and they were awaiting the review letter.

The residents near the proposed site had several concerns regarding the plans, primarily traffic issues. The residents expressed concern over the Delp Road traffic concern and parking along Delp Road. Mr. Baver stated that if parking becomes an issue along Delp Road, the Board of Supervisors would be able to take action to restrict parking on the street.

It was also noted that there were no defined pedestrian paths within the main parking areas. Those should be added to the plan.

Another resident questioned the set back of the field from the property lines and whether or not there was enough room for storm water management controls in that space. Chairman Freed

noted that the setbacks required by code is forty feet, and the Applicant actually went beyond that requirement.

There being no further issues to discuss, on a motion by Mr. Worley seconded by Vice Chairman DeLong, the Planning Commission unanimously voted to deny the plans as submitted unless the applicant submitted a letter extending the 90 day review period, with Mr. Flosdorf being absent.

### **Bergey's Car Dealership (#01-02)**

Mr. Robert Yothers of Bergey's Car Dealership presented the plans to the Planning Commission. The Applicant is proposing to construct a dealership that will house showrooms for three car brands. The site is located at Godshall Road and Rt. 113. The plans also include a right turn lane onto Godshall Road, and associated parking for the dealership.

Mr. Kerns went over items noted within his review letter. The first item of note was the proposed Route 113 and Godshall Road improvements. The Applicant is proposing a dedicated right on Rt. 113, and a dedicated left on Godshall Road, with the required tapers. The work is shown in phases, because the Applicant will be applying to PennDOT in phases. Mr. Kerns suggested that the Applicant consider the option of a dedicated center left turn lane with two through lanes on Rt. 113, or 1 through lane with 1 right lane. Mr. Wert concurred with Mr. Kerns suggestion and suggested that Mr. Zabowski review the plans.

Mr. Kerns also noted that there were landscaping issues that still needed to be addressed. There should be more landscaping added to the internal parking islands and street trees added to the site as well. Mr. Kerns suggested three trees, the Zelkova, Honey Locust and Green Ash that are good trees to be used in a car dealership parking lot because they are considered "clean" trees, as they don't drop much sap.

Mr. Yothers offered that they company would add trees down the line of the car dealership's and along what will eventually be the boulevard entrance. They will add trees to Godshall Road as well. The Planning Commission seemed satisfied with this suggestion and directed the Applicant to revise the plans accordingly.

Mr. Kerns stated that there was some concern about the lighting infringing on the residential properties. Mr. Yothers stated that the lighting would be downcast to alleviate that problem.

Mr. Wert stated that most of the items in his review letter were technical in nature. He did state that the Applicant needed to match the topography of the site with the Township's vertical grid. Applicant stated they would comply. Mr. Wert also noted that a lighting plan wasn't submitted. Mr. Yothers stated that was because they were waiting on it from the electrical engineer.

Mr. Yothers states that they would be seeking a waiver from for piping in the detention basin to use PVC versus RCP. Mr. Wert stated that he would not have a problem supporting the waiver.

### **Little Zion Lutheran Church—(#02-02)**

Ms. Crisafi presented the plans to the commission. The note regarding the dedication of the right-of-way had been added to the plans. Mr. Kerns had no items of note in his review letter. There being no further discussion, the plans were approved on a motion by Mr. Worley, seconded by Mr. DeLong.

### **Bissey Property—(#03-02)**

Mr. Glen Garis Sr. presented the plans for the proposed subdivision. He is proposing to subdivide the site located at 65 Church Road into three lots. There will be two building lots and the existing house will be refurbished and sold as well. The two building lots will be flag lots with lot #3 being located in the R-130 zoning district and the rest of the property located in the R-100 zoning district. All of the lots meet the zoning requirements for their respective districts.

Mr. Baver stated that there would be a partial waiver given to the Subdivision and Land Development Ordinance section that requires 25-foot road frontage for flag lots. Due to configuration restraints, each flagpole will only be 20 feet wide, and the lots will be served by a common drive.

There being no further discussion, the plans were tabled until reviews were submitted by the Township Engineer and the Montgomery County Planning Commission.

#### **Allebach Property Rezone:**

Mr. Baver stated that he would mail the rezone application documents to the Planning Commission regarding Mr. Grosse's request to rezone the Allebach Property with an MRD overlay. The public hearing for the application will be April 8, 2002 at the Board of Supervisors Regular Meeting.

#### **Zoning Hearing Board**

Mr. Baver stated that the Stainer Application for the property on Maple Avenue and Route 113 was denied. The Applicant has 30 days to appeal which started February 25, 2002.

#### **Indian Valley Regional Planning Commission**

Mr. Kerns gave an overview of the Regional Land Use Plan to the Commission. He detailed the zoning changes that would need to be made to the Franconia Township Zoning Map based upon the Regional Land Use Map. The largest rezone areas would be that of the R-130 districts and R1-75 districts which, in accordance to the map, would be rezoned to allow a minimum lot size of 2 acres. The rest of the Zoning Map and designated land use areas would stay in tact. There was some questions about what would be done with the office campus overlay district and the commercial district in Earlington. Some resident's had questions regarding the rezoning of their land because of county tax reasons. It was explained that the land would be "down-zoned" meaning that the minimum lot sizes would be a minimum of 2 acres.

The next meeting will be April 1, 2002 at 7:00 PM.

There being no further discussion, the meeting was adjourned at 9:10 PM.

Respectively submitted,

Elizabeth A. Crisafi,  
Assistant Township Manager