

Mr. Doug Worley, Vice Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02pm on Monday, February 1, 2016. Planning Commission Members present included Robert Yothers, Kyle Koffel, Kerrin Mussleman and Keith Kneipp. Township Engineer, Douglas C. Rossino and Planning and Zoning Coordinator Beth T. Gooch were also present for this meeting. Planning Commission Members Gerald DeLong and Patricia Alderfer were excused.

APPROVAL OF MINUTES

Mr. Koffel made a motion to approve the minutes from the January 11th, 2016 regular meeting. Mr. Kneipp seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

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

Mr. Doug Rossino confirmed that the county review letter has been received. Mr. Mast reported that a submission was made to Penn Dot for their review.

NEW BUSINESS

Robert Martin Minor Subdivision – 766 Indian Creek Road (#01-16)

Mr. Scott Camburn, from Urwiler & Walter, Inc, presented the subdivision plans indicating a second lot will be created without any proposed building at this time. He reported that the parcel was part of a subdivision that had taken place last year and that Mr. Martin acknowledges that the property 766 Indian Creek Rd will not be subject for any future further subdivisions. Mr. Camburn went through the Engineer review letter, he presented a list of waiver requests to the Planning Commission. Mr. Worley asked for any objections to the waivers. None were heard. Mr. Worley asked for a motion to grant preliminary final approval, Mr. Yothers made a motion, Mr. Musselman seconded it. Motion passed.

Godshall's Quality Meats Inc. Land Development – 675 Mill Road (#02-16)

Mr. Richard Mast, of Richard C. Mast Associates, presented the project to the Planning Commission members. The property is located at 675 Mill Road and is proposing the removal of two smaller buildings and allowing the construction of a larger dry goods warehouse building. Mr. Mast requested that the Planning Commission consider possibly granting approval and acceptance at the same time. Mr. Richard Kapusta, informed the board that the warehouse is going to house the dry packaging materials that are needed to maximize their production efficiency. Mr. Mast pointed out on the plans the location of the proposed structure and the setback distances. Mr. Worley asked if there would be additional employees. Mr. Mark Godshall replied that they would actually be losing employees to the other location on Hagey Drive. Mr. Mast stated that this should cut down on trucking allowing for less deliveries needing to occur. Mr. Doug Rossino also stated that the area in question is part of the flood plain study and the building will be located outside of the flood plain. Mr. Worley questioned if there would be any offices in the new building. Mr. Godshall confirmed that it would 100% racked storage. Mr. Rossino reminded the Planning Commission members that Godshall's Quality Meats would be going in front of the Zoning hearing Board on Thursday, February 4th, requesting relief for this development regarding the size and height of the building. Mr. Worley said that from a zoning stand point that these would be reasonable hardships. Mr. Kapusta pointed out that the property had been rezoned to RR and is now required to develop under the R-130 rules and regulations forcing the relief to be requested. The current plan takes the property to the current limits of the R-130, which is what he said they have followed in the past. Mr. Kapusta also explained that the height relief would allow for the pitch of the roof to match the other buildings on the property. Mr. Worley initially said that the Planning Commission could not do anything for them tonight. Mr. Kapusta requested that the Planning Commission consider pushing the application along and recommend approval tonight. Mr. Kneipp stated that approval could be given with conditions based on the decision from the Zoning Hearing Board and the Engineer's review letter. Mr. Keith Kneipp made a motion for acceptance and preliminary final approval. Mr. Musselman seconded it and all were in favor.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that the ZHB will conduct a hearing on March 3, 2016 for Stephen and Mary Tidey. The Tidey's are seeking a special exception to allow an in law suite on property located at 597 Hunsicker Road (mailing address 597 Heath Road).

OTHER BUSINESS

Sketch Plan– West Cherry Lane- Leidy

Mr. Rick Mast, of Richard C. Mast Associates, was present to provide information regarding the sketch plan submitted by Thomas and Terrance Leidy. The Leidy's are interested in subdividing their parcel along West Cherry Lane and need to know what level of improvements are going to be required. Specifically he refers to the utility poles that run along the property. Mr. Mast also posted the question to the Planning Commission if they feel that curbing and sidewalks would need to be installed. Mr. Worley suggested that they consider a modified road widening. He stated that curbing is desirable, but sidewalks would not be necessary on this side of the road. Mr. Kneipp reported that at the regional level meeting it was said that there are no plans for sidewalks on the Souderton side across the street. Mr. Kneipp is concerned with parking along the road. If a resident has company there is not enough room for street parking. He also said that there is concern with how children will get to bus stops for pick up. Mr. Rossino commented that the storm system is already existing and the location in the road is exactly where it would need to be if the road was widened. Mr. Mast stated that with leaving the poles, he feels that they could still go back about 4 feet to widen the road. Mr. Kneipp asked if Ms. Gooch could please get the opinion from Paul Nice, Township Highway Director, concerning future widening of this road. Mr. Worley asked Mr. Mast to find exact location of the poles. Mr. Mast summarized the Planning Commission's statements saying that they would require curbing and would like some sort of path or sidewalks and more information to determine road widening. Mr. Worley requested that this project be put on the next Work Session for the Board of Supervisors for their input.

Flood Plain Ordinance 391

Ms. Janene Marchand, of Gilmore and Associates, was present to explain the ordinance and summarize the changes that will occur. Mr. Rossino asked for a recommendation for approval. Mr. Musselman made the motion for approval and Mr. Kneipp seconded. Motion passed.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, March 7th, 2016 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. Yothers seconded the motion. The motion passed. No further business was discussed and the meeting was adjourned at 8:11 p.m.

Respectfully submitted,

Beth T. Gooch

Planning and Zoning Coordinator