

Mr. Gerald Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:04 p.m. on Monday, February 10, 2014. Planning Commission Members present included Kerrin Musselman, Doug Worley, Patricia Alderfer, Robert Yothers, and Kyle Koffel. Assistant Township Manager, Jamie P. Worman and Township Engineer, Cindy Van Hise were also present for this meeting. Planning Commission Member Keith Kneipp was absent. (Excused).

## **APPROVAL OF MINUTES**

Mr. Worley made a motion to approve the minutes from the January 13<sup>th</sup>, 2014 regular meeting. Ms. Alderfer 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)*

Mr. Richard Mast of Richard C. Mast Associates was present to discuss this application. He wanted to see if there had been any feedback from the Township Zoning Officer regarding the distilling basin. Ms. Worman replied that she had discussed this item with the Zoning Officer and the basin could not be located within the floodplain and would have to be relocated on the site. Mr. Delong then mentioned that the PC had informally discussed the landscaping on this project and wanted to provide feedback to the applicant. Mr. Delong continued that rather than waive the requirement for trees, they felt maybe the trees could just be relocated to add to the buffer between this property and the adjacent residential property. Mr. Yothers indicated on the plan where the relocation of the trees could occur. Mr. Mast replied that he felt that was a great idea and they could certainly accommodate that request. Mr. Mast concluded that they are still in the process of the outside agency permitting and would hope to have some responses in the next month. No further discussion took place on this application.

#### *840 Harleysville Pike Land Development – Hoff Properties LLC (#01-14)*

Mr. Rick Mast was also present to discuss this application. He gave a brief overview of the project, reminding the PC that this project involves the redevelopment of the Stanley's Furniture site. The proposal is to renovate the existing building and construct a stand-alone building that will house the Harleysville Rental operation. The existing building will be retrofitted into a flex space building. Mr. Mast also gave an update on Mr. Kyle Hoff and his family. He then addressed the Metz review letter dated January 30<sup>th</sup>, 2014. Mr. Mast noted that he had a number of comments he wanted to address that were contained within the letter. The first item pertained to the location of the basin. He explained that under the stipulation agreement the zoning requirements of today do not apply to this property. Therefore, there is no violation of the code in relation to where the basin is located. The ordinance that governs this plan is the 2002 ordinance. Mr. Mast then moved onto the sign location issue. He explained that they had recently re-surveyed the property and in doing so discovered that the PennDot right-of-way depicted on the original plans was incorrect. The incorrect ROW line was used when the original sign was installed. The actual sign hasn't moved it is just that the correct ROW line has been added to the plans. Mr. Mast continued that they will need an interpretation from the Zoning Officer as to where the sign is permitted. Mr. Mast then moved onto the next comment pertaining to the stipulation agreement and the restriction of 200 inbound customers/cars per day. Ms. Van Hise, P.E. voiced her concerns about whether the proposed uses will generate more traffic than that restriction. Mr. Mast replied that that will be controlled through Use & Occupancy permits issued through the Township. He continued that they are showing the maximum divisions of the building but it was unlikely that that many tenants would use the building. However, they felt obligated to show the maximum for planning purposes. Ms. Alderfer questioned if the 200 cars/customers included employees. Ms. Worman asked how the trips would be counted and recorded. Mr. Mast replied that the users of the flex space would have to provide back-up information supporting the number of trips. Mr. Mast then mentioned that Mr. Hoff is looking into the possibility of doing a condo arrangement for the ownership of the flex units. He hasn't decided but is looking into that option.

Mr. Mast then addressed the issue with the right-of-way on Maple Avenue. He explained that right now the ROW goes through the parking lot on Maple Avenue. In order to accommodate that they simply jogged the line around that. Then on Route 113 they are not offering any ROW. Mr. Mast explained that they are looking at it as they are adding a grass strip to define the edge of road and parking. They are squeezed between the building and the ultimate right-of-way. Mr. Mast continued that maybe a waiver of parking space and aisle width would enable them to then offer the ROW. Mr. Mast added that there is nothing prohibiting the dedication on Route 113 with the building removal so they could offer that ROW. Mr. Delong questioned if curbing was proposed. Mr. Mast replied that curbing is proposed on Maple Avenue terminating at the same spot where the YMCA's curbing terminates across the street. He then added the Paul Nice, Public Works Director, would like the curb extended further so they are fine with doing that, but they are not proposing any curbing along Route 113. Mr. Mast then suggested that perhaps a staff level meeting could be scheduled to discuss the curbing and ROW dedication. Ms. Van Hise, P.E. asked the PC if they had any thoughts on the ROW dedication. Mr. Yothers replied that he felt the ROW dedication was a definite need. Mr. Worley and Mr. Delong agreed as did the other members. Mr. Mast then moved onto the next few items. He reported that they have a title report and there is no easement on the parcel as noted in the review letter. He then questioned whether there was any opposition to using Belgian Block for the interior curbing on the site. Ms. Van Hise replied that on a private interior road she did not see an issue with it. Mr. Mast then concluded that the remaining items were all technical and could be discussed with staff during a future meeting. Mr. Musselman questioned the waiver request for the size of a proposed drainage pipe. Mr. Mast explained that they are trying to pick-up stormwater with the pipe and that rather than use an 18 inch pipe they are requesting a 15 inch pipe. Mr. Musselman replied that he was not in favor of that waiver request. Mr. Mast then went through the rest of the waivers requested for this project. The waivers included relief from the requirement of showing the existing features within 200 feet of the site. They were also requesting relief from road improvements along Route 113, stating that the road has already been improved by PennDot. They are also seeking a waiver for the landscaping within the ROW but that may change. They are seeking a waiver for sidewalks on both road

frontages as there is not enough space to install it. They are requesting a waiver for street trees. Mr. Mast explained that they are going to put in as many trees as they can fit and they are also adding more landscaping than required. The final waiver pertains to stormwater. He explained that the waiver really deals with the methodologies not the requirement. They are requesting to use the NPDES methodologies and not what is in the Township code but are ultimately achieving the same result. No further discussion took place on this application.

#### **NEW BUSINESS**

No New Business

#### **ZONING HEARING BOARD APPLICATIONS**

No Zoning Hearing Board Applications.

#### **OTHER BUSINESS**

Ms. Worman asked if there was any interest from any members to sit on a steering committee that is being established to investigate the possibility of a future sports complex in the Township. She explained that the project is extremely preliminary and the committee is more of a fact finding committee. Mr. Musselman offered to sit on the committee.

No further discussion took place.

#### **NEXT SCHEDULED MEETING**

The next scheduled meeting is Monday, March 3, 2014 at 7:00 p.m. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager