

Assistant Township Manager, Jamie Worman called the Organizational Meeting of the Franconia Township Planning Commission to order at 7:02 p.m. on Monday, January 13th, 2014. Planning Commission Members present included Gerald Delong, Keith Kneipp, Robert Yothers, Kerrin Musselman, Kyle Koffel, and Patricia Alderfer. Township Engineer, Cindy Van Hise, was also present for this meeting. Doug Worley arrived late (excused).

Ms. Worman accepted nominations for the position of Planning Commission Chairman. Mr. Yothers made a motion to nominate Mr. Gerald Delong as Chairman. Mr. Musselman seconded the motion. The motion passed. Mr. Delong then presided over the remainder of the organizational and regular meeting. Mr. Delong accepted nominations for the position of Planning Commission Vice Chairman. Mr. Yothers made a motion to nominate Mr. Doug Worley and Mr. Kneipp seconded the motion. The motion passed. Mr. Delong then accepted nominations for the position of Planning Commission Secretary. Mr. Yothers made a motion to nominate Mr. Kyle Koffel. Mr. Musselman seconded the motion and the motion passed. The Organizational Meeting came to a close at 7:05 p.m. and the Regular Meeting of the Planning Commission was called to order at 7:05 p.m.

APPROVAL OF MINUTES

Mr. Koffel made a motion to approve the minutes from the November 4th, 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)

Mr. Rick Mast was present to discuss this application along with one of the applicants, Mr. Floyd Kratz. He reported that revised plans had been submitted to the Township and he was in receipt of a review letter from Metz Engineers dated December 26th, 2013. Mr. Mast briefly reviewed the plan. He explained that the plan was essentially the same plan

the PC had seen previously with a few minor adjustments. He then reminded the members that the plan will be a two phase project. The first phase will consist of the construction of a 20,000 square foot section of a building and initial parking and stormwater basin. Phase two will consist of the construction of the remainder of the building and the installation of the stormwater facilities including a rain garden. He added that the applicant is seeking preliminary approval of the entire site and then final approval for phase one. Mr. Mast then distributed a formal waiver request letter. The applicant is requesting three waivers including relief from the requirement to show all existing features within 200 feet of the site, the number of street trees, and site element screens around basins. Mr. Mast explained that they would provide the engineer with the level of data she requested but need relief from including all the features. He also explained that the applicant is requesting to install four trees instead of six trees as the parcel is primarily bordered by industrial properties. He added that the applicant is not seeking relief from the buffering along the residential property and plans on fully buffering that portion of the parcel. Mr. Mast then explained that the request from the site element screen is needed because the applicant cannot provide 13 trees due to lack of space. He continued that they did not see this as a tremendous impact because there is significant buffering along with the grade of the parcel. Mr. Delong commented that with the site restrictions there isn't much the applicant can do. Mr. Mast agreed and added that all of the residential buffering will be completed in phase one of the project.

Mr. Mast then moved onto comment #5 contained within the review letter. He explained that the comment refers to the location of the distilling basin in a floodplain. He continued that the applicant will need a determination from the Zoning Officer as to whether that was permitted or not. Ms. Worman added that she did check with the Zoning Officer and he had not yet made an interpretation. Mr. Mast replied that in the event that it is not permitted they would move the basin. He added that it would not be an issue. He then reported that the applicant will comply with the remainder of the comments. He also mentioned that they are currently seeking an NPDES permit and they are hoping to be building in the Spring. He then questioned whether the PC felt the plans were suitable for a preliminary approval recommendation. The PC members asked the Township Engineer,

Cindy Van Hise, what her thoughts were on the plans at this point. Ms. Van Hise replied that she preferred a cleaner plan and a determination on the basin location. Mr. Yothers commented that he'd prefer to hold off based on that response. The PC agreed that the plans were not ready for an approval recommendation.

NEW BUSINESS

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

Mr. Rick Mast of Richard C. Mast Associates also presented the 840 Harleysville Pike application to the PC. Mr. Mast gave a brief overview of the plan and went through the history of the site including information about the stipulation agreement. He explained that the new design of the site shows two buildings with a clean access while maintaining a net expansion of 10,000 square feet. He mentioned that Harleysville Rental will be moving into the newly constructed building. He explained that curbing will be provided along Maple Avenue similar to the YMCA and terminating at that same location as the YMCA. He also added that there are no frontage improvements provided along Route 113 and they are still determining where they will connect into public sewer. He noted that there is a possibility of connecting into the pump station across the street. He concluded that they believe the plan for this site will be a better use of the space and an improvement to what is there today. Mr. Koffel made a motion to formally accept the plan. Mr. Yothers seconded the motion. The motion passed and the plan was formally accepted.

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that Hoff Properties, LLC had received approval from the Zoning Hearing Board on November 7th, 2013, which permitted the amendment of the stipulation agreement as evident in the submission of the land development plan formally accepted by the PC at this same meeting. The amendment allows for the construction of a free-standing building and various uses on the property.

OTHER BUSINESS

Ms. Worman reported that the Township was seeking an interested PC member to serve on the Indian Valley Regional Planning Commission. She explained that this board

reviews planning and other issues that impact the Indian Valley as a region. She added that the meetings are held on the fourth Tuesday of every other month from 7:00 p.m. until 9:00 p.m. Mr. DeLong commented that he would serve on the board if there was no interest from any other members. Mr. Kneipp expressed a possible interest but could not commit until he verified that he did not have a conflict. Ms. Worman replied that if he could let her know she would move forward.

No further discussion took place.

NEXT SCHEDULED MEETING

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

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager