

Mr. Gerald DeLong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, May 6<sup>th</sup>, 2019. Planning Commission Members present included Keith Kneipp, Steven Barndt, Douglas Worley, and John Medendorp. Director of Planning and Zoning Beth T. Gooch, Township Engineer Janene Marchand, and Township Solicitor Eric Wert were also present. George Balzer was absent and excused.

## **APPROVAL OF MINUTES**

Chairman DeLong asked if there were any comments or corrections to be made to the minutes, hearing none, Mr. Worley made a motion for approval. Mr. Barndt seconded the motion to approve the minutes from the March 4<sup>th</sup>, 2019 regular meeting. The motion passed, 5-0.

Nancy Shelly joined the meeting in progress.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

None

### **NEW BUSINESS**

Allebach Tract (#03-19) Mr. Rick Mast, RC Mast and Associates, was present to discuss the proposed subdivision plan. The submitted plans show 11 total residential lots. Ten new lots and the eleventh lot is the existing farm complex where all but one of the smaller outbuildings will remain. He stated that the zoning comments in the Engineer Review letter will be resolved and the flag lots will be revised to reflect the double dimensional requirements. Mr. Mast requested that the plans be forwarded for review to the Township Fire Marshal. He explained that the plans show four feet of widening along both street frontages, Cowpath Road and Forrest Road. The applicant will be requesting waivers from the Board of Supervisors in regards to curbing and sidewalks as there are neither currently at this location. The plan proposes internal sidewalks. Mr. Kneipp stated that at the top right corner of the plan there is a trail that would link to the park and keep people from walking on Forrest Road. Mr. Mast responded that additional time will be taken to look into trail connection possibilities. He added that there will not be any open space dedicated to the township. The open space in the center of the bulb will be maintained by an HOA. The HOA will also maintain the basins. He then requested suggestions for lighting within the proposed development. Mr. Worley offered that lights at the intersection should be sufficient since it is such low density. He also requested that the use for the existing farm house be clarified

and added to the plans. The number of existing units is unclear and will affect the sewer connection and EDU's allocated for the property. Mr. Worley motioned for formal acceptance of the plans. Ms. Shelly seconded and all voted in favor.

Jl Landis Welding and Mechanical (#03-19) Ms. Susan Rice, S.T.A. Engineering, was present on behalf of Jl Landis to discuss the proposed building addition to property located at 905 Hagey Road. The addition is 1600 square feet in the Limited Industrial zoning district. In 2016 the Board of Supervisors granted waivers for a stone lay down area. The intention for this area was to be for loading and unloading only. Mr. Landis has agreed to post the area with "No Parking" signage and will enforce the restriction. The applicant is requesting preliminary/final approval and will request approval from the Fire Marshall. Mr. Worley made a motion to formally accept the plans. The motion was seconded by Ms. Shelly and all voted in favor. Mr. Kneipp then made a motion to grant preliminary/final approval to the plans as submitted. Ms. Shelly seconded the motion and the motion carried unanimously 6-0.

## **ZONING HEARING BOARD APPLICATIONS**

581 Godshall Road – Ms. Gooch informed the Planning Commission that the zoning hearing board granted a special exception and a variance to exceed the 1,000 square foot size limitation, to Mr. and Mrs. Peck to allow an in-law suite within the existing residential structure.

## **OTHER BUSINESS**

Myers Tract -Mr. Joseph Kuhls was present as legal representation for his applicant, Pulte Homes. He presented a proposed land development plan to the Planning Commission. He explained that the property is currently split zoned R-130 and R-175. He showed a by-right rendition explaining that this would create 12 curb cuts along Beck Road. About one year ago a Mixed Residential Development proposal was presented to the Board of Supervisors showing 164 units. The Board was not interested in expanding the MRD overlay and voiced an opposition to a connection to Banbury. Mr. Kneipp questioned the reluctance to cut through to Banbury. Mr. Kuhls stated that it was his understanding that there may be concern for the Banbury residents. Mr. Kneipp replied that is it a natural connection. Mr. Worley added that a single entrance is not enough. Mr. Kuhls reported that the Board wanted access along Cowpath Road and expressed the desire for improvements at the Beck Road, Leidy Road and Cowpath Road intersection with possible left-hand turn lanes in both directions, on Beck and Leidy Roads. Mr. Delong questioned if the corner residential house was included in the plan. Mr. Kuhls stated that since the

presentation a year ago it has now been added to the proposal. He added that the current plan shows a decrease by about 50% since a year ago, and now shows 80 units with an emergency access to Banbury. Mr. Kneipp requested that at least a trail connect the two properties. Mr. Medendorp stated that it would be a missed opportunity not to connect and odd to isolate this new development. Mr. Kuhls explained that this is a concept plan only and no engineering has been done. He added that the plan is to show potential yield with a proposed rezone. He submitted a draft Ordinance with a map overlay for a new zoning district he referred to as OSR-2. He is looking for a recommendation from the Planning Commission to move forward and continue the process necessary for the rezone. The OSR-2 proposes lots a minimum of 15,000 square feet and would be located next to the MRD that contains twice as many lots. Chairman Delong stated that he still feels that the plan is too dense. Mr. Barndt added that once the engineering is done on the property that the number of units will likely decrease. Mr. Kuhls explained that in order to improve the intersection on both sides some level of density needs to be granted to the property. The Planning Commission went on to further discuss the location of the buffer and the effect that the Natural Resource Protection Ordinance may have on the yield of the property. The consensus of the Commission was to move forward.

Peter Becker Community – Mr. Cliff Stout, S.T.A. Engineering, presented a master development plan of the property specifically for Phase IV to construct pocket communities. He explained that the plan shows houses that face each other. The Board of Supervisors saw a plan in January that was similar. There will be a few singles, but mostly double units where the backs face the roads to access the garage. He stated that that it is designed for seniors in order to allow for interaction. Chairman Godshall did not like the original plan gaining access off of Schoolhouse Road so following a new design relocating the access point, the parking areas were also reconfigured. Landscaping barriers and trees will be added to plan before formal submission.

#### NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, June 3<sup>rd</sup>, 2019 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Ms. Shelly seconded the motion. The motion passed. The meeting adjourned at 8:08 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning