

Mr. Jerry Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:05 p.m. on Monday, November 3, 2014. Planning Commission Members present included Robert Yothers, Kyle Koffel, Kerrin Musselman, Doug Worley and Patricia Alderfer. Assistant Township Manager, Jamie P. Worman and Township Engineer, Cindy VanHise 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 September 2nd, 2014 regular meeting. Mr. Yothers seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

NO OLD BUSINESS

NEW BUSINESS

NO NEW BUSINESS

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that Philip and Linda Rittenhouse submitted an application to the Zoning Hearing Board requesting a special exception to permit an in-law suite at their home located at 545 Delp Road. The hearing is scheduled for Thursday, November 6th, 2014. Ms. Worman reported that Mike & Lisa Peklak had also submitted an application to the Zoning Hearing Board requesting a variance to permit a two-story garage on their property located at 664 Indian Creek Road. That hearing is also scheduled for November 6th, 2014.

OTHER BUSINESS

Mr. Paul Yaskawski of Urwiler & Walter Inc. was present to discuss the sketch plan he had submitted on behalf of his client, Mr. Robert Martin. He explained that Mr. Martin is the owner of 766 Indian Creek Road and is looking to subdivide two parcels off of his lot for his children. Mr. Yaskawski gave a brief overview of the site noting that it was approximately 10 acres and has an existing wholesale business on it in addition to a

single family dwelling. Mr. Yaskawski then went over the lot configuration explaining that they had utilized the section of the RR District that permits a single lot subdivision of a 10 acre tract. He added that a single subdivision can occur a maximum of two times. Mr. Martin plans on subdividing off one lot and then a second lot at a later date. Mr. Yaskawski then reviewed the informal comments issued by the Franconia Township Land Planner, Joseph Zadlo. Mr. Yaskawski responded to the first comment stating that the wholesale business was permitted at the time it went in and has been there since 1986. He then noted that the only other thing they're doing is subdividing two lots that they believe meets the ordinance requirements. He then questioned the single-family dwelling comment. Ms. Worman replied that that comment will need clarification as there is a single family dwelling on the parcel that is used as such. Mr. Yaskawski then noted that the dimensions listed on the sketch were taken from a deed description and the fully engineered plan will have the actual surveyed data included. Mr. Yaskawski added that clarification on the flag lot dimensional requirements is needed. He continued that they would like these items resolved prior to submitting a formal plan. Mr. Delong replied that if they meet all the requirements he saw no issue with the proposed plan. Mr. Yothers and Mr. Worley agreed and commented that it appeared as though they were trying to meet the spirit of the ordinance. No further discussion took place on this sketch plan.

Mr. Rick Mast of Richard C. Mast Associates was present to discuss the Bergey's Sketch Plan. He gave an overview of the plan showing what exists on the site today and what is proposed for the future. He reported that the demolition of the structures has started. He explained that the plan is to redevelop the site getting rid of what is there and then constructing a new truck facility. The facility will provide truck sales and service. The plans indicated one primary 77,000 square foot building set in a fair distance off of Allentown Road and Route 113. The building will be situated in a way that it is buffered from the two roadways. Mr. Mast then noted that a pad will be placed in the lawn area made up of the recycled concrete from the demolition project. The pad will be used for truck display. Mr. Mast briefly touched on the drainage plans, parking lot arrangement, and the maintenance area. He commented that it will be similar to the operation across the street just more organized. Mr. Mast then explained the entrance configuration noting that the entrance on Allentown Road will remain the same as it is today just improved. The existing home and driveway will be removed. Mr. Mast also mentioned that

landscaping and buffering areas will be added and he stressed that the sketch plan was purely conceptual at this point. A landscape architect and a traffic engineer will be brought in for the project. Mr. Koffel questioned the Godshall Road side of the project. Mr. Mast replied that they are looking into the possibility of having an entrance out to Godshall Road but they don't currently own the parcel shown on the plans. Mr. Worley questioned the improvements on Route 113. Mr. Mast replied that the depressed curb will be up-righted and a center turn lane through the corridor is being discussed as a possibility but they are not that far into the design to really say for certain. Ms. Victoria Graves, 607 Harvest Drive, questioned which entrance would be considered the main entrance. Mr. Mast replied that either entrance on Allentown or Route 113 can be used but the most convenient and direct would be the 113 entrance. Ms. Graves replied that the dip in the road between the site and her development (Derstine Estates) makes it difficult to see and she had concerns about that. Mr. Mast replied that it was really too early to look at those items but the dip in the road will need to be addressed during the project development. Mr. Herb Scheuren of 115 Memory Lane, suggested that signalization be considered at the intersection of Harvest Drive and Allentown Road. He added that his son was almost hit at that intersection and that it is dangerous especially if you're going to be dumping additional cars out onto Allentown Road. Mr. Worley replied that those traffic decisions will really be made by PennDot. Ms. Victoria Graves, 607 Harvest Drive, replied that the residents are looking to the PC members to voice these concerns to PennDot on their behalf. Mr. Mast added that the Township is able to make recommendations but that he did not see a traffic signal being approved for that location. Ms. Sara Ofalt, 116 Memory Lane, commented on the drainage issues she has on her property and questioned whether PennDot will look at the drainage issues along Allentown Road and Route 113. Mr. Mast replied that the drainage will be studied. He added that the current drainage for this site was designed during a different time and things have drastically changed over time. The requirements are far more stringent today, everything must be controlled. Drainage is always better after than before. Mr. Koffel questioned if they are proposing sidewalks. Mr. Mast replied that he was interested to hear the PC's thoughts on sidewalks. Mr. Herb Scheuren, 115 Memory Lane, questioned if the stormwater calculations were based on existing conditions or meadow conditions. Mr. Mast replied that the site won't be reduced down to a meadow. Ms. Ingrid Ahart, 613 Harvest Drive, questioned if the concrete pad would be an eye sore. Mr. Mast replied

that it would not, it will be green with plantings all around it. Mr. Scheuren questioned if the proposed parking met the required setbacks and if there would be plantings around the parking areas. Mr. Mast replied that yes they comply and are not looking for any zoning relief in relation to this project. There was no further discussion.

Ms. Worman quickly reviewed the Draft Indian Valley Regional Planning Commission Comprehensive Plan. There members had no comments.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, December 1, 2014 at 7:00 p.m. Mr. Musselman announced that he would not be able to attend the December 1st meeting. 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 7:45 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager