

Mr. Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:01 pm on Monday, October 5, 2015. Planning Commission Members present included Patricia Alderfer, Robert Yothers, Kyle Koffel, Doug Worley, and Keith Kneipp. Assistant Township Manager Jamie P. Worman, Township Engineer Doug Rossino and former Township Engineer Cindy Van Hise were also present for this meeting. Planning Commission Member Kerrin Musselman was absent.

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the September 8th, 2015 regular meeting. Ms. Alderfer seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Richard Kapusta Subdivision – 935 Landis Road (#07-15)

Mr. Rick Mast of Richard C. Mast Associates was present to discuss this application. He gave a brief overview of the plan and explained that the reason for the subdivision is to provide finances for Mrs. Kapusta's continuing care. Mr. Mast explained that the parcel is located on Landis Road, which is a low volume residential street and is bordered in the rear by the East Branch of the Perkiomen Creek. The plan proposes a 3-lot subdivision including the creation of two new flag lots with their own driveways. Each parcel including the existing parcel will have new on-lot systems with replacement areas. He noted that the shaded areas shown on the plan indicate open space. There will be one parcel created that will be entirely deed restricted as open space as required by the code. The parcel can never be developed or subdivided. It will simply just be a parcel created for the preservation of natural resources. The parcel will be owned by Mr. Kapusta but will be separate from his current property. There will be an easement prepared granting the future lot owners access to this open space. Then he explained that the shaded portions surrounding the lots will also be deed restricted open space but will be maintained by the lot owners. Mr. Mast continued that they've been working on these plans for a while. He explained that they had looked at similar plans in this zoning district and had also met with staff and they believe the proposed plan meets the intent of the ordinance. He also explained that ownership of the open space does not lend itself to an HOA with only two property owners involved. Therefore,

they have decided to have the open space parcel conveyed to Mr. Kapusta and that will always run with his lot. Mr. Worley asked if the naturalized area would be maintained. Mr. Kapusta replied that it really doesn't need to be maintained but if it does it would be his responsibility. Mr. Mast also reported that they are in receipt of a review letter from Metz Engineers dated September 30th, 2015, and there are only a few minor cleanup items that they need to address. He also agreed that the outbuildings will be removed as part of this plan. Mr. Mast also reported that under the code this project has to go before the Board of Supervisors for Conditional Use Approval. That hearing is scheduled for October 19th, 2015. Mr. Mast then requested that the PC consider recommending this project for conditional preliminary/final approval. Mr. Delong questioned whether the plans were ready. Mr. Worley added that it looks like it complies and that he did not see any issues with the plans. Mr. Yothers agreed. Mr. Worley made a motion to recommend the plan for conditional preliminary/final approval to the BOS pending the outcome of the Conditional Use Hearing. Mr. Kneipp seconded the motion. The motion passed.

NEW BUSINESS

Bergey's Realty Company Minor Subdivision – 461 Homestead Avenue (#09-15)

Mr. Rick Mast was also present to discuss this application. He gave a brief overview of the plan explaining that the proposal is for the subdivision of a 7-acre parcel on Homestead Avenue, which is where the original farmhouse is located that belonged to the farm that was subdivided. The request is for a single lot subdivision with an on-lot sewer system. The proposed lot is a little over two acres in size and the existing lot will be approximately 4 acres. Mr. Mast also noted that at this point they are proposing only the subdivision. The stormwater design will be handled during the building permit process. No building is proposed at this time. Ms. Worman explained that this application came in as the Township was transitioning engineers and a review of the plans will be issued for the November 2nd, 2015 meeting. She requested a motion to formally accept the plans. Mr. Worley made a motion to formally accept the plans. Mr. Kneipp seconded the motion. The motion passed.

ZONING HEARING BOARD APPLICATIONS

No Hearings

OTHER BUSINESS

Sketch Plan-Bergey's Truck Center - Update

Mr. Mast was also present to give an update on the plans for the Bergey's Truck Center. He explained that over the past few months Bergey's has been re-evaluating the project to make sure that they are addressing their needs well into the future. Mr. Mast continued to explain that they have done some reconfiguring and played around with a few things to see what works best and have come up with a phased plan. He noted that the basins shown on the plans now are designed to handle the complete site. The entire site drains directly to the culver under Allentown Road. He then pointed out that the main changes occurred with the parking area along Route 113. The house that is there will be removed as well. Phase one will consist of the removal of five driveways along Route 113 resulting in three accesses aligned in the most effective locations especially for truck traffic. Ms. Tori Rutkowski, 607 Harvest Drive, asked Mr. Mast to explain his comment about truck traffic as she thought the lot along Allentown Road was an employee parking lot. Mr. Mast replied that that lot is an employee parking lot but all entrances are designed to handle truck traffic. He added that the main entrance will be along Route 113. Mr. Mast then discussed the basins and the natural buffer they create. He noted that there will be a berm and then the basin will be set down below the berm, all of which, will buffer the site from Allentown Road. Ms. Rutkowski asked if Mr. Mast could show where the culvert is along Allentown Road. Mr. Mast pointed out the location of the culvert. Mr. Mast then explained that the stormwater management system that will be part of Phase 1 will be designed to handle the entire site so they developed a concept plan for Phase II. He added that the concept for Phase II is based on what is permitted under the ordinance. He continued that no deals or plans or anything like that have been made, it was simply developed for stormwater calculation purposes. The Phase II plans showed four pad sites for future businesses and consolidated driveways. Mr. Mast added that the plan will allow for better circulation within the site. He also noted that there will be striping on Route 113 with dedicated turn lanes that will be required. Mr. Mast concluded that the plan at this point is to move forward and hopefully make a formal preliminary plan submission in November with reviews being completed in December. He added that once the plans are formalized they will include much more detail than what is shown at this point. Ms. Ingrid Ahart of 613 Harvest Drive, asked what the intent was for the four pad sites. Mr. Mast replied that they would most likely be used for retail. Ms. Michele Reinert, 600 Harvest Drive, questioned if the road to the retail area would be where the old guard shed drive was located. Mr. Mast explained where it would be located but added that there would not be a restricted in and out. Ms. Reinert asked if there was concern about the

site being used as a cut through from Harvest Drive to Godshall Road. Mr. Mast replied that that is not a concern as the site will be fenced and gated. Ms. Reinert then asked if the basins will be located within the existing berm. Mr. Mast replied no and then explained to Ms. Reinert how the basins and berms will look. He also noted that the parking area is not proposed any closer to Allentown Road than what is there today. Ms. Rutkowski asked about the lighting and whether there would be a high level of lighting throughout the night. Mr. Mast replied that he has no answer at this time. Mr. Worley suggested that the high school would be a good lighting model to follow. No further discussion took place.

Ordinance #385-Detention Basins

Ms. Worman reviewed proposed ordinance #385 with the PC. She explained that the ordinance is basically moving the requirements of detention basins out of the Zoning Ordinance and into the Subdivision and Land Development Ordinance. This will allow the Township Engineer to have more flexibility in the design of basins without having to send applicants to the ZHB for a modification. The ordinance also removes a depth requirement. Ms. Van Hise agreed that basin design is regulated more by the Montgomery Conservation District than anyone and that having the opportunity to allow for alternate designs when the situation warrants it is important. The PC had no comments on the proposed ordinance.

Planning Modules- Amplifier Research & Robert P. Martin Subdivision

Mr. Worley made a motion to accept the Amplifier Research Planning Module that was received. Mr. Yothers seconded the motion. The motion passed.

Mr. Worley made a motion to accept the Robert P. Martin Subdivision Planning Module that was received. Mr. Yothers seconded the motion. The motion passed.

Mr. Keith Kneipp questioned whether Ms. Worman had been updated on the Indian Valley Regional Planning Commission's Comprehensive Plan adoption process. Ms. Worman replied that she had not. Mr. Kneipp asked her to follow up with Mr. Eric Jarrell.

Ms. Worman informed the PC that on September 21st, 2015 the BOS voted to appoint a new Township Engineer. Mr. Russ Dunlevy of Gilmore Associates was appointed Township Engineer and Assistant Zoning Officer. Ms. Worman explained that Mr. Doug Rossino will serve as the Township Engineer in the same capacity as Ms. Van Hise has. Ms. Worman introduced Mr.

Rossino and also thanked Ms. Van Hise for her work. The PC welcomed Mr. Rossino and each member personally thanked Ms. Van Hise.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, November 2, 2015 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Ms. Alderfer seconded the motion. The motion passed. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Jamie P. Worman,

Assistant Township Manager