

Mr. Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:05 pm on Monday, December 4<sup>th</sup>, 2017. Planning Commission Members present included Patricia Alderfer, Kyle Koffel, Keith Kneipp, and Nancy Shelly. Director of Planning and Zoning Beth T. Gooch, and Township Engineer Douglas C. Rossino. Steven Barndt and Doug Worley were absent.

## **APPROVAL OF MINUTES**

Mr. Koffel made a motion to approve the minutes from the November 6<sup>th</sup>, 2017 regular meeting. Ms. Shelly seconded the motion. The motion passed, 5-0.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

(#01-17) Gouldey Welding – Land Development Mr. John Riebow was present on behalf of Gouldey Welding and Fabrications to request Final Approval of the plans for an 8,200 square foot addition. He explained that because the building needs to be crane served it was necessary to work the parking lot around the design. He stated that Conditional Use Approval had already been granted for the fence in the front yard. He added two additional waiver requests for the project. Instead of parking spaces 10' x 20', they are requesting spaces 9' x 18'. The area in the rear gets steep and the land would not be practical to install parking. Mr. Rossino reported that the second waiver would be for the aisle width. Mr. Riebow explained that where cars are parked the aisle will be the required 20', but where there are no proposed spots the aisle will decrease to 18'. Mr. Rossino agreed that the SALDO allows for 18' aisle where the parking is at a 60% angle, considering this proposal is located where there will not be any parking, he is in favor of the waiver and added that spots 9' x 18' are very standard. Mr. Riebow stated that the remainder of the letter is will comply. Mr. Kneipp questioned if there will be any water issues once it is paved. Mr. Rossino informed the Planning Commission that the lot is already modified stone and is considered impervious surface. Chairman Delong asked for any additional questions or comments, hearing none he asked for a motion for Final Approval. Mr. Koffel made the motion and it was seconded by Ms. Shelly. The motion passed unanimously.

(#06-17) Maplewood Estates Phase III – Peter Becker Community Mr. Colby Grim was present to represent Peter Becker Communities. He stated that at the last Planning Commission meeting it had been their intentions to request Conditional Preliminary/Final Approval. He explained that nothing had changed, but asked if the Planning Commission had any additional questions or

comments. Chairman Delong informed Mr. Grimm that if approval was granted it would need to be conditioned upon the outcome of the Zoning Hearing Board's decision following the hearing Thursday evening. Mr. Grimm agreed stating that everything in the engineer review letter was a will comply, including the Zoning approval. He reminded that Planning Commission that the applicant will be addressing the Board of Supervisors to consider relief in regards to the traffic impact fees noted in the letter. Mr. Delong asked for a motion to grant Conditional Preliminary/Final Approval to the Maplewood Estates Phase III Land Development Plans. Ms. Shelly made the motion that was seconded by Mr. Kneipp, all voted in favor.

## **NEW BUSINESS**

None

## **ZONING HEARING BOARD APPLICATIONS**

840 Harleysville Pike – Ms. Gooch reported that a Zoning appeal has been filed by Hoff Properties LLC for variances to permit signage over each individual unit in the flex office building. The applicant is also seeking relief in order to permit an eighth unit within the same building. According to the Township's Solicitor all parties that signed the amendment to the stipulation granting the original use, must be present. The applicant's attorney has requested a continuance at this time. The hearing will be held the first Thursday in January.

800 Maple Avenue – Ms. Gooch informed the Commission that Peter Becker Community will be requesting the yard variances for the Maplewood Estates Phase III plans that they had just reviewed. The application is for both the setbacks of the cottages along the rear of the property, and the expansion of the group home along Crescent and Schoolhouse Road.

## **OTHER BUSINESS**

Ordinance 394– Ms. Gooch explained that the proposed Ordinance would only pertain to the R-130 cluster option. Currently Lincoln Woods off of Kulp Road is the only such developed property in the Township. The new Ordinance would limit the size and number of allowable accessory buildings to one, two hundred square foot maximum building, and regulate the location of any additional accessory structures (for example any swimming pools) on the properties. There were no questions or comments from the Planning Commission at this time.

**NEXT SCHEDULED MEETING**

The next scheduled meeting is Monday, January 8<sup>th</sup>, 2018 at 7:00 p.m. Ms. Alderfer made a motion to adjourn the meeting. Ms. Shelly seconded the motion. The motion passed. The meeting adjourned at 7:32 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning