

Mr. Gerald Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:01 p.m. on Monday, June 2, 2014. Planning Commission Members present included Kerrin Musselman, Doug Worley, Robert Yothers, Keith Kneipp, and Patricia Alderfer. Assistant Township Manager, Jamie P. Worman and Township Engineer, Cindy VanHise were also present for this meeting. Planning Commission Member Kyle Koffel was absent. (Excused).

## **APPROVAL OF MINUTES**

Mr. Worley made a motion to approve the minutes from the April 7<sup>th</sup>, 2014 regular meeting. Mr. Kneipp 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. Richard Mast of Richard C. Mast Associates was present to discuss this application. He gave a brief update on the status of this project. He reported that they had tackled most of the engineering items that remained and were listed in the Metz review letter dated May 28<sup>th</sup>, 2014. He added that they will comply with anything remaining in the letter, specifically the comment pertaining to the phase 2 rain garden outfall. He then mentioned that the applicant will be withdrawing two waivers that were previously requested. Both waivers pertained to relief from landscaping requirements. Mr. Mast stated that the trees will be added in other areas of the site to comply with the requirement. Ms. VanHise questioned the status of the NPDES permit. Mr. Mast replied that it is currently under technical review. Ms. Worman asked if they were in receipt of the FSA review letter and if they had addressed the items noted in that letter. Mr. Mast reported that they would comply with all the items listed in the FSA review letter as well. Mr. Worley questioned if the proposed phase 1 of the project would stand alone. Ms. VanHise replied that it would. Mr. Musselman made a motion to recommend conditional preliminary approval for the proposed project to the Board of Supervisors. Mr. Worley seconded the motion. The motion passed.

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

No discussion took place on this application.

**NEW BUSINESS**

Kapusta Lot Line Adjustment – Richard & Juliana Kapusta, 925 & 935 Landis Road (#02-14)

Mr. Richard Mast of Richard C. Mast Associates was present to discuss this application. Mr. Mast explained that 925 Landis Road is owned by Richard Kapusta's mother. The property is going to be sold. Prior to the property being sold, Mr. Kapusta would like to transfer a wedge of land totaling 0.8 acres from his mother's property to his property. Ms. VanHise reported that she had reviewed the plan and only had one comment which was to add the location of the well and septic system to the plan. Mr. Mast replied that that item had been addressed. Mr. Delong first entertained a motion to formally accept the plan. Mr. Worley made a motion to formally accept the plan and Mr. Musselman seconded the motion. The motion passed. Mr. Worley then made a motion to recommend conditional preliminary/final approval of the proposed plan to the Board of Supervisors. Mr. Musselman seconded the motion. The motion passed.

**ZONING HEARING BOARD APPLICATIONS**

No Zoning Hearing Board Applications.

**OTHER BUSINESS**

Ms. Worman reviewed the pending zoning ordinances that had been circulated to the PC members for their review and comment. She explained that Ordinance #376 dealt with the rezoning of the Pilgrim's Pride Tract from a LI (Limited Industrial) designation to a C (Commercial) designation. She also added that a revised Commercial Zoning District was also proposed. She then explained the proposed Ordinance #377. That ordinance deals with the Neshaminy Watershed and the updates required for compliance with Federal regulations. The final ordinance she explained was Ordinance #378, which deals with the rezone of three residential properties owned by the Peter Becker Community. The applicant has requested that these properties be rezoned IN (Institutional) to be consistent with the rest of their campus. The PC members had no comments. Ms. Worman then

addressed the draft U&O Ordinance that had been circulated. She requested that members review the draft version and forward any comments to her attention.

#### NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, July 7, 2014 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. Musselman seconded the motion. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager