

Mr. Doug Worley, Vice Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:01 p.m. on Monday, June 3, 2013. Planning Commission Members present included Keith Kneipp, Robert Yothers, Kyle Koffel, Kerrin Musselman, and Patricia Alderfer. Assistant Township Manager, Jamie P. Worman and Township Engineer, Cindy Van Hise were also present for this meeting. Gerald Delong was absent. (Excused).

## **APPROVAL OF MINUTES**

Mr. Yothers made a motion to approve the minutes from the March 4<sup>th</sup>, 2013 regular meeting. Mr. Kneipp seconded the motion. The motion passed.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

### **NO OLD BUSINESS**

### **NEW BUSINESS**

#### *Godshall's Quality Meats New Facility Land Development –Mark Godshall, 743 Hagey Center Drive (#01-13)*

Mr. Rick Mast of Richard C. Mast Associates was present to discuss this application. He gave a brief overview of the proposed project. He explained that Mr. Mark Godshall had purchased a lot located on Hagey Center Drive adjacent to the Synatek Building. This lot will be the future home of a new facility for GQM. The facility will be in addition to the existing facility on Mill Road and will not be a replacement facility. Mr. Mast continued that the plan submitted depicts the entire build-out of the lot but the project itself will be phased. Phase one will consist of a 20,100 square foot building, parking and loading area, and stormwater facilities. Mr. Mast reported that they had just begun the land development process and would be seeking zoning relief where required. He explained that they wanted to start the process and have the zoning reviewed in order to see what relief was necessary. Mr. Mast then briefly reviewed the stormwater basins noting that there is one basin in the front of the site to be installed with phase one, and then there was a second basin in the rear of the site to be installed with phase two. Mr. Mast explained

that the building constructed during the first phase of development will be utilized for their warehouse operation. Once the site is completely developed both warehouse operations and processing will be handled at this location. They are seeking no relief from buffering or landscaping requirements. The site will be served by public water and public sewer. Mr. Worley questioned how they calculated the required parking. Mr. Mast replied that they've included a chart on the first page of the plan set that shows how they arrived at the number of required spaces. He continued that by their calculation 122 parking spaces are required and they are providing 123 parking spaces. He then added that in the first phase they will provide 23 spaces and a loading area. Mr. Worley questioned how many trucks would visit the site on a daily basis. Mr. Mark Godshall, the applicant, replied that initially there would be approximately 20 trucks a day. Mr. Worley entertained a motion to formally accept the plans. Mr. Koffel made that motion. Mr. Musselman seconded the motion and the motion passed.

## **ZONING HEARING BOARD APPLICATIONS**

NO ZONING.

## **OTHER BUSINESS**

Ms. Worman reported that the Township is in receipt of a sketch plan for the property located at 618 Melvin Road. She explained that the applicant, Hoff Properties, was proposing a subdivision plan which would create one new building lot. The existing home would be removed and a new home would be constructed further back on the lot. She noted that the applicant utilized an option in the Subdivision Land Development Ordinance (SALDO) called rear lotting. By applying this option to the site the applicant was able to create two rear lots instead of flag lots. Ms. Worman reported that the Township Engineer and Township Manager were both in agreement that this option is the most appropriate option to apply to the parcel. Everyone agreed.

Ms. Worman asked for any feedback from the members who attended the open house pertaining to the Turnpike Widening Project. Mr. Kneipp replied that he had attended and thought it went well. He commented that sound walls and basins were the main topics

discussed. Ms. Worman then reported that the Township was submitting a letter requesting that consideration be given to pedestrian/bike trails along the proposed roadway specifically in the Schoolhouse Road underpass portion.

Ms. Worman then updated the group on the status of the 521 Cowpath Road Subdivision that had been recommended for denial. She reminded the group that the applicant, Ken Taggart, had filed a lawsuit against the Township and because of that the Board of Supervisors had not acted on the recommendation for denial. She continued that the lawsuit was thrown out of court and therefore the project was formally denied by the BOS at their May meeting. Ms. Van Hise, P.E., gave a brief update on the Vistas at Highland Ridge Land Development. She explained that W.B. Homes Inc. had been in before the BOS to request approval for the creation of a homeowner's association for this development. She explained that due to the stormwater management items W.B. Homes felt it was better to have an association maintain them rather than a single homeowner. Everyone agreed. Ms. Van Hise added the plans were currently being revised and then would be submitted for final approval.

#### NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, July 1, 2013 at 7:00 p.m. There was no further business discussed at the meeting. Mr. Yothers made a motion to adjourn the meeting and Mr. Musselman seconded the motion. The meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager