

Mr. Jerry Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:03pm on Monday, March 2, 2015. Planning Commission Members present included Robert Yothers, Kyle Koffel, Doug Worley and Keith Kneipp. Township Engineer, Cindy VanHise was also present for this meeting. Planning Commission Members Kerrin Musselman and Patricia Alderfer were absent along with Assistant Township Manager, Jamie P. Worman. (Excused).

APPROVAL OF MINUTES

Mr. Kneipp made a motion to approve the minutes from the January 12th, 2015 regular meeting. Mr. Worley seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

NO OLD BUSINESS

NEW BUSINESS

Paragon Alliance Group Land Development – 300 Harleysville Pike (#01-15)

Mr. Ted Kovan from R. L. Showalter presented the project to the Planning Commission members. The property is located at 300 Harleysville Pike and received variances from the Zoning Hearing Board on January 8, 2015 for the extension of a use variance for a business use in a residential district and for a lot to have less than the required lot area. The land development application presented is for a land development, minor subdivision and a consolidation of land. The applicant wished to provide additional parking for his employees as there is insufficient parking. A driveway is proposed to Smokepipe Road. Lighting is proposed for the parking lot along with a new rain garden and landscaping with a landscape berm. Mr. Robert Reilly Jr, the attorney for the applicant then further explained the project. He stated that the plan presented was generally consistent with the plan presented to the Zoning Hearing Board and included comments from the Board of Supervisors. The property was existing non-conforming and there isn't enough parking

for the employees at Paragon. The use of the property is retirement planning and that generally clients do not come to the office. Occasionally, a delivery truck comes to the office. The owner wants more parking for his employees and wants a property that will be even less noticeable as a commercial property to the adjacent residential properties. The proposed lighting was discussed and Mr. Reilly stated that the parking lot lighting would not be on all evening and suggested that it would be off at 9pm except for security lighting. Mr. Reilly stated that the proposed detached garage won't be for storage or additional office space. Ms. VanHise questioned the proposed use of the garage. Mr. Wisner the owner of the property stated that it would be for his vehicle since he spends more time at the office than home. Ms. VanHise asked if they would place a note on the record plan stating it would only used for vehicular storage and outside storage. The applicant agreed. Ms. Tina Kell then stated that she as a resident and tax payer of Franconia Township had concerns with the proposed driveway to Smokepipe Road and children walking on the public sidewalk to the bus stop. Ms. Bonnie Miller inquired about the traffic study. Ms. VanHise stated that one wasn't required due to the low volume of traffic exiting from each driveway. She further stated that the employees could exit to Smokepipe Road then go to Cowpath Road to access Route 113 at a traffic signal if needed. The zoning hearing board decision stated that the township engineer was to review the traffic circulation. They did not state that a traffic study was required. Mr. Chris Kulp was concerned about the timing of the lighting and spillage on to his property. Ms. VanHise stated that the lighting levels at the property line need to be added to the plan. He questioned why the lights need to be on until 9pm if the employees leave by approximately 6pm. Mr. Reilly stated that the timing of the lighting will be resolved. Ms. Bonnie Miller questioned the proposed garage. Ms. VanHise stated that it was on the plan presented to the Zoning Hearing Board. Ms. VanHise said she would discuss the proposed garage with Ms. Jamie Worman, the Township Zoning Officer, to see if she agrees that it was permitted by Code. Mr. Wisner stated that the garage height will meet the maximum permitted by township code and it will look like a residential garage. Various High Street residents were upset and felt that they were never informed about the garage and that the applicant is now proposing another commercial structure. Mr. Doug Worley asked the residents if they had garages on their properties and since they did why couldn't Mr. Wisner since his business had a residential look. Ms. Bonnie Miller said the garage was never discussed at the Zoning Hearing Board meeting. Mr. Robert Reilly stated that because a variance was not required they didn't mention it but it was always shown on the plan. Ms. Miller further stated that she is also concerned about the lighting and wants to make sure she doesn't see it from her property. She also stated that she was concerned with the safety of the traffic flow and driveway access to Smokepipe Road. Mr.

Kyle Koffel stated that he felt the applicant's proposal is safer than the current conditions. The proposed waivers were discussed. Ms. VanHise stated that she would not support a waiver of RCP pipe for HDPE pipe under the proposed driveway. Mr. Kovan stated that he would revise the plan to reflect this. No action was taken on the plan.

674 Souder Road Land Development (JC McGinn) (#02-15)

Mr. Bruce Leibensperger from Hb02 Therapeutics was present to discuss this application. He explained that they are proposing a 2-story 34,000 square foot total addition to the existing manufacturing facility on this property to consolidate all of the operations into one location which will add more jobs at this location. Then, Mr. Eric Clase, the Engineer from Gilmore & Associates explained that this project had appeared before the Zoning Hearing Board on December 4, 2014 for relief from zoning requirements pertaining to the number of parking spaces required for a manufacturing use and for the rear yard setback requirement adjacent to a non-industrial zoning district. The Zoning Hearing Board granted the two requested variances. Mr. Clase reviewed some comments in the Township Engineer's letter, dated February 24, 2015. He stated that a NPDES permit would be required, of which they had applied for. A formal waiver request letter had not been presented, but there were items in Ms. VanHise's letter that he mentioned they would be requesting waivers for. Storm sewer pipe sizing was mentioned and Ms. VanHise said she would not support a waiver for that. Mr. Clase said that they would wait until they received a review letter from the MCCD for this project and then would be back before the Planning Commission. No further discussion took place.

Gotwals Subdivision / Lot Line Adjustment - 827 Rising Sun Road (#03-15)

Mr. Jeremy Hoagland of the Crossroads Group LLC was present to discuss the Gotwals minor subdivision / lot line adjustment on Rising Sun Road. He provided an overview of the plan stating that both lots are owned by the Gotwals, with the one lot being an estate lot. The proposal is provide a more conventional lot layout. No earthmoving or new construction is prosed with this application. Mr. Hoagland stated that all items in the Township Engineer's letter of February 24, 2015 are a "will comply" and then he requested conditional preliminary/final approval from the Planning Commission. Mr. Kneipp made a motion to recommend conditional preliminary / final approval of the proposed plan to the Board of Supervisors. Mr. Worley second the motion. The motion passed.

ZONING HEARING BOARD APPLICATIONS

Ms. VanHise reported that the ZHB had granted variances to the Wisner Properties LLC – 300 Harleysville Pike property on January 8, 2015. The variances granted were for an extension of a business use in a residential district and for a lot to have less lot area than required.

Ms. VanHise reported that Kenneth Wright submitted an application to the Zoning Hearing Board requesting a variance for the height of an accessory building and for a special exception for the size of the accessory building for his property located at 404 Allentown Road. The hearing is scheduled for Thursday, March 5th, 2015.

OTHER BUSINESS

Sketch Plan (Revised) – Bergey's Truck Center (455 Harleysville Pike)

Mr. Rick Mast of Richard C. Mast Associates was present to provide an update on the proposed Bergey's truck center facility which will be located at the former Pilgrims Pride site at the northeast corner of Allentown Road and Route 113 which contains approximately 23 acres of land. The property is zoned C- commercial and no zoning relief is needed for the project. Everything on the site is being removed except for the current access points to Allentown Road and Route 113. Mr. Mast stated that besides the Land Development there will also be a minor lot line adjustment with three adjacent Bergey owned properties. The proposed building is 76,865 square feet with a partial second floor for a total building square footage of approximately 93,000 square feet. Three basins are proposed along Allentown Road as shown on the sketch plan. At this time the basin configuration is conceptual. A traffic study was completed and Mr. Mast will submit it to the township and traffic engineer for review. The traffic study stated that a right turn lane is warranted on Route 113 onto Allentown Road. The traffic study is based on three access points into the site from Route 113, Allentown Road and Godshall Road as Bergeys recently acquired the residential property on Godshall Road adjacent to the CVS property. All three access points will be designed for tractor trailer access. For the post construction requirements, water quality will be met through the use of naturalized basins and amended soils. No infiltration testing has been completed yet. A landscaping consultant will prepare the landscaping plan. Mr. Mast anticipated that preliminary plans would be submitted soon. The timeline of the project was discussed. Mr. Mast stated that with the required approval process through NPDES, PennDOT, DEP and Franconia Township it would take many months before final approval but his client is anxious. Mr. Herb Scheuren questioned the Allentown Road access with the existing traffic signal at Allentown Road and

Route 113. He asked if a new traffic signal would be proposed at the Allentown Road access. Mr. Mast did not think that it would meet the warrants or that PennDOT would approve it. Mr. Scheuren also thought there should be acceleration and deceleration lanes and possible a center turn lane on Allentown Road. Mr. Mast said that PennDOT would review the design and traffic study and make recommendations. Mr. Scheuren also questioned why signs prohibiting jake brakes were not installed along this section of Allentown Road. Ms. VanHise stated that there are PennDOT requirements that must be met in order for the signage to be approved. Mr. Scheuren stated he would go to Representative Godshall for help. Mr. James Ofalt questioned the existing pump station. Ms. VanHise stated that the Planning Commission doesn't get involved in that, rather the Sewer Authority would. Mr. Mast stated that the existing arch culvert under Allentown is adequate in size and wouldn't need to be replaced. The Memory Lane residents stated that they were concerned about the pump station and the downstream effects of the stormwater water from the site through the existing Allentown Road culvert. Mr. Mast said expected to submit preliminary plans soon. There was no further discussion.

Mr. Keith Kneipp stated that the final draft of the comprehensive plan was issued and he asked for any comments before the plan is issued for public review. No comments provided.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, April 6, 2015 at 7:00 p.m. 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 8:54 p.m.

Respectfully submitted,

Cindy VanHise, Township Engineer