

Mr. Jerry DeLong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00pm on Monday, May 4, 2015. Planning Commission Members present included Patricia Alderfer, Kerrin Musselman, Kyle Koffel, Doug Worley and Keith Kneipp. Assistant Township Manager, Jamie Worman was also present for this meeting. Mr. Robert Yothers and Township Engineer, Cindy VanHise were absent.

## **APPROVAL OF MINUTES**

Ms. Alderfer made a motion to approve the minutes from the April 13<sup>th</sup>, 2015 regular meeting. Mr. Musselman seconded the motion. The motion passed.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

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

Ms. Worman reported that revised plans were submitted that afternoon and the reviews are pending. The applicant will be back before the PC at the June meeting. No further discussion took place.

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

Mr. Eric Clase of Gilmore & Associates was present to discuss this application. He noted that the applicant does not yet have a NPDES technical review letter from the Montgomery County Conservation District (MCCD). He then addressed the Metz Engineers review letter, dated April 29<sup>th</sup>, 2015. He noted that the items listed in the letter were all agreeable except for the number of items listed on their formal waiver request letter. Mr. Clase then went over each waiver item on the list requesting feedback from the PC. The first two waivers were simple and dealt with using HDPE pipe instead of RCP pipe where acceptable and to not include all existing features within 200 feet of the site. Mr. Clase added that they would provide anything additional that would be needed but felt that the existing features shown were sufficient. Mr. Clase then addressed the landscaping waivers. He explained that the property is already significantly buffered as this is not a vacant lot and already has a building and parking facilities on it. He questioned whether the

existing landscaping would be acceptable. Mr. Delong replied that landscaping might be an issue especially in the area that buffers the All My Children Daycare Center. Mr. Worley added that he did not support a full waiver for the landscape requirements but would be willing to work with some of what is currently there. He added that this was a major expansion and subject to the buffering requirements. He asked Mr. Clase to indicate where the existing complies with the requirement. Mr. Clase replied that they have 10 trees they can count but the requirement is 60 trees. He suggested that they provide the full buffer in that area along the rear property line adjacent to the daycare center. Mr. Delong thought that was a reasonable suggestion. Mr. Kneipp agreed that the requirement should be enforced as the trees provide a number of benefits to the site including infiltration and absorption. Mr. Worley added that in the past they have allowed for the landscaping requirements to be dispersed differently. Mr. Musselman commented that the buffering was needed along the rear property line area near the daycare. Ms. Alderfer questioned whether they were proposing any additional buffering in the new parking lot area to help offset the lighting and the headlights. Mr. Clase said they would be agreeable to adding additional buffering in this area as well. Ms. Worman suggested that a partial waiver be considered, as per Mr. Clase's suggestion, that they provide the required buffering along the area near the daycare and the new parking lot. The PC was agreeable to supporting a partial waiver. Ms. Worman then questioned whether there would be additional lighting on the building as there was a comment in the review letter that lighting was not shown. Mr. Clase replied that he will clarify that on the plans but there will be lighting. Mr. Clase then requested that the applicant and plans be considered for preliminary/final approval conditioned upon the issuance of the NPDES permit. along with the waivers discussed, the engineer's review letter and any other items required. Mr. Worley made a motion to recommend the project for conditional preliminary/approval, conditioned upon the issuance of the NPDES permit along with the waivers discussed, the engineer's review letter and any other items required. Mr. Musselman seconded the motion. The motion passed.

*Shoemaker Land Development – 302 Leidy Road (#04-15)*

Ms. Worman reported that revised plans were submitted on April 30<sup>th</sup>, 2015 for this project. The application would be back before the PC at the June meeting. No further discussion took place.

**NEW BUSINESS**

**No New Business**

## **ZONING HEARING BOARD APPLICATIONS**

Ms. Worman noted that the applications listed on the agenda were discussed at the previous meeting and she just wanted to report that the hearings will be held on Thursday, May 7<sup>th</sup>, 2015.

## **OTHER BUSINESS**

### *Indian Valley Regional Planning Commission-Comp Plan Update*

Ms. Worman announced that Mr. Eric Jarrell from the Montgomery County Planning Commission is scheduled to come out to the June meeting to give a small presentation on the updated regional comprehensive plan.

## **NEXT SCHEDULED MEETING**

The next scheduled meeting is Monday, June 1, 2015 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. Kneipp seconded the motion. The motion passed. No further business was discussed and the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Jamie P. Worman

Assistant Township Manager