

Mr. Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:01 pm on Monday, November 2, 2015. Planning Commission Members present included Patricia Alderfer, Robert Yothers, Doug Worley, Kerrin Musselman and Keith Kneipp. Assistant Township Manager Jamie P. Worman, and Township Engineer Doug Rossino were also present for this meeting. Planning Commission Member Kyle Koffel was absent.

## **APPROVAL OF MINUTES**

Mr. Worley made a motion to approve the minutes from the October 5<sup>th</sup>, 2015 regular meeting. Mr. Musselman seconded the motion. The motion passed.

## **ZONING HEARING BOARD APPLICATIONS**

Ms. Worman reported that the Township had received two applications for the Zoning Hearing Board. The first application is a request for a special exception to permit an in-law suite and a variance to permit an encroachment of the new addition into the side yard setback. The property is located at 783 Keller Creamery Road. The property is owned by Paul and Ruth Wimmer. The second application is also a request from James and Melissa DiNardo and Barbara DiCicco for a special exception to permit an in-law suite in the basement of a property located at 354 Winslow Drive. Both hearings are scheduled for Thursday, November 5<sup>th</sup>, 2015.

## **OTHER BUSINESS**

### *TMDL Strategy-Skippack Creek*

Ms. Worman announced that the Township's TMDL Strategy for the impaired Skippack Creek is available for public review. She explained that the strategy is required by DEP and must detail how the Township plans on reducing the level of sediment entering and existing in the creek. The strategy must be submitted to DEP by December 31, 2015. The Township is required to have the plan available for public review and comment for a period of 30 days and then must adopt the plan at a public hearing. That hearing is scheduled for December 14<sup>th</sup>, 2015.

Ms. Worman reported that the public review and comment period for the Indian Valley Regional Comprehensive Plan is complete. The plan will be before the BOS for formal adoption. The Township plans on formally adopting the plan at the public hearing on the December 14<sup>th</sup>, 2015. Ms. Worman reported that a link to the plan can be found on the Township website.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

#### *Bergey's Realty Company Minor Subdivision – 461 Homestead Avenue (#09-15)*

Mr. Rick Mast was present to discuss this application. He addressed the review letter he had received from the Township Engineer dated October 19<sup>th</sup>, 2015. He briefly reviewed the project reminding the PC that the plan is for the subdivision of a 7-acre parcel on Homestead Avenue creating one new building lot. The proposed lot is a little over two acres in size and the existing lot will be approximately 4 acres. Mr. Mast reported that the applicant will comply with the items listed in the letter. He pointed out that an easement will be drafted to preserve the pond, which can be removed by the BOS if they so desire. The pond has also been deducted out of the total lot area. He then went through the waivers that they will need to formally request in writing. The waivers he reviewed dealt with the scale of the plans, road widening, and sidewalks. The PC was agreeable to the requested waivers. Mr. Mast then addressed the review issued by the Montgomery County Planning Commission (MCPC). He noted that the MCPC letter pointed out the spray irrigation system and the requirement that the spray field be shown on the plans and designed. Mr. Mast explained that the spray system is being shown for planning purposes but that the applicant intends on a micro-mound system once the plan is approved and they can get that system permitted. Mr. Mast then explained that if the plan was to be approved this evening they would move forward with a building permit and address stormwater management at that time. Mr. Kneipp questioned how the pond was fed. Mr. Mast replied that it was a drainage pond and must have some type of spring. Ms. Worman questioned the comment in the engineer's letter pertaining to the aerial image showing a building and the driveway encroachment notation. Mr. Mast replied that the aerial image is outdated and the building, which was more of a storage trailer, is no longer there. Mr. Mast then requested that the plan be considered for preliminary/final approval. Mr. Worley made a motion to recommend the project for conditional preliminary/final approval. Mr. Bob Yothers abstained from the voting. The motion passed.

### **NEW BUSINESS**

#### *Hagey Road Land Development – 630 & 640 Hagey Road (#10-15)*

Ms. Worman reported that this application and plans for an RV & boat storage facility were under review. She requested the PC formally accept the application. Mr. Worley made a motion to formally accept the Hagey Road Land Development. Mr. Musselman seconded the motion. The motion passed.

*Bergey's Truck Center Land Development (#11-15) – Route 113 & Allentown Road*

Ms. Worman reported that she was in receipt of the Bergey's Truck Center Land Development. The plans were received at the very end of the day. Mr. Worley made a motion to formally accept the land development application. Mr. Musselman seconded the motion. The motion passed.

**OTHER BUSINESS**

*Sketch Plan-Sustainable Waste Solutions (SWS)*

Mr. Richard Hendricks of SWS was present at the meeting. He gave the PC an overview of his company and what they do. He explained that they are a landfill free waste collection company currently located at 684 Forman Road and are looking to relocate. The company has operated out of this location since 2009. They have 26 employees and 20 trucks. He added that they do not do any residential waste collection. They service mainly pharmaceutical companies and high-end businesses and industries. He explained that they share a building with five tenants and are looking for more space. They are interested in a property on Hagey Road that is 3.26 acres. He added that their goal is to move by 2017. He assured the PC that they are not a transfer station, they are one half administration and one half drivers servicing some of the largest employers in Montgomery County. Mr. Richard Mast of Richard C. Mast Associates was in attendance to represent SWS. He presented a sketch plan to the PC and explained that Mr. Hendricks was looking for the PC's initial thoughts as he would like feedback prior to going to settlement. Mr. Mast pointed out that they are proposing a 21,000 square foot building on 3.3 acres along Hagey Road. There will be an office area in the front of the building that will be approximately 3,600 square feet and a shop area with ten doors along the back. This area will be approximately 17,600 square feet. Mr. Mast pointed out that the employee parking will be located along the side and front of the building with two entrances out onto Hagey Road. He then mentioned that stormwater management will be handled with a basin and an easement for discharge. He noted that the landscaping shown was not exact and was based on the ordinance requirements. Mr. Delong confirmed that there is no trash taken to the site. Mr. Mast responded that that was correct. Ms.

Worman questioned what use Mr. Mast was classifying this proposal. She added that she realizes the company already exists within this district but that the zoning has changed and transfer stations were permitted in 2009 but that is not the case today. Mr. Mast replied that he would classify the use as a contractor's office as they are contracted out and there is no trash storage or household trash being delivered to the site or being held there. Mr. Hendricks added that there may be compactor storage in the winter to allow for thawing but that is permitted by DEP. Mr. Hendricks also explained that the waste goes to a station in Conshohocken which is a compost or recycling facility and does not come back to the site. Mr. Kneipp asked if the trucks are washed down on the site. Mr. Hendricks replied that they are washed down inside the building. Mr. Rossino noted that they would need a capture treatment unit inside the building then. Mr. Rossino questioned if public sewer is proposed. Mr. Mast replied that the intention would be to tie into public sewer. Mr. Hendricks added that they would really like to extend sewer into the cul-de-sac as the other owners are interested. He added that he has already had conversations with Mr. Witmayer, as well as two property owners, Mr. Jesse Landis and Mr. Jeff Dietrich. Mr. Hendricks questioned whether he would be allowed to place a temporary parking area on this parcel for the storage of trailers that are currently parked along Hagey Road. Ms. Worman replied that he would need to file a grading permit application. No further discussion took place.

#### NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, December 7, 2015 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Ms. Alderfer seconded the motion. The motion passed. The meeting adjourned at 7:38 p.m.

Respectfully submitted,

Jamie P. Worman,

Assistant Township Manager