

Mr. Jerry Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:03 pm on Monday, October 1<sup>st</sup>, 2018. Planning Commission Members present included Doug Worley, Keith Kneipp, Patricia Alderfer, Nancy Shelly and Jake Medendorp, Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglas Rossino P.E. and Township Solicitor Eric Wert, Esquire. Steven Barndt was absent and excused.

## **APPROVAL OF MINUTES**

Chairman Delong asked if there were any comments or corrections to be made to the minutes, hearing none, he asked for a motion to approve the minutes as submitted. Mr. Worley made a motion to approve the minutes from the September 4<sup>th</sup>, 2018 regular meeting. Ms. Shelly seconded the motion. The motion passed, 6-0.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

Mr. Justin Strahorn, representing W.B. Homes, was present to request an additional 2 waivers to the land development for Hillstone. He summarized the project stating that it will be 51 units and there have not been any significant changes to the plan since the Planning Commission granted preliminary approval back in February. The two additional waivers that are being requested are from section 122-36.B(3) to allow the pedestrian trail to exceed the maximum slope of 10% over a maximum of 30 feet permitted in the ordinance. The trail follows the old farm access road and match existing grades. A significant number of trees would need to be removed to flatten out the trail. The Township Engineer is recommending adequate signage. The second waiver is from section 122-71.C(5)(a). The requirement to buffer property line adjacent to the LI district. Currently that parcel is zoned LI but has a residential use and the applicant is requesting to keep the existing meadow state. Mr. Rossino added that the applicant has an NPDES permit and is in the process of acquiring a sewage facility planning module. Mr. Delong asked for a motion to grant Conditional Final approval with the two waivers as presented. Mr. Kneipp made the motion and Ms. Shelly seconded. All voted in favor.

Ms. Susan Rice from STA Engineering presented a plan for Land Development on behalf of B&H Investments. The business is currently located within the Township on Schoolhouse Road and is outgrowing its current facility. There are 20 employees with the potential for up to 30 in the

future. The is a welding and fabricating business. The proposed site is 22.6 acres along Allentown Road, across from JBS. A stream channel bisects the property into two separate areas. One has access on Allentown road and the other has 50 foot of frontage on Lower Road. The proposed development is for the development of the 7 acres on the Allentown Road side. The area upstream will remain undisturbed. The creek has a riparian forested area to also be left intact. Currently there is a sewer line running along the creek. Ms. Rice read through the zoning comments on the Township Engineer review letter dated September 28<sup>th</sup>, 2018. The is no sign proposed at this time. Revisions to the plans will be made to comply with the other items for minimum parking spaces clarification, landscaping, and an impervious coverage chart. The two trash facilities meet the requirements of the ordinance. Ms. Rice reported that the applicant will submit to PennDOT and have conducted a traffic impact study. It is her opinion that the counts do not warrant additional widening or specific turn lanes on the roadway, but will work with PennDOT on that determination. As recommended by the Township Engineer, the applicant is willing to place Conservation easements on the steep slopes and trees and the unnamed tributary to Skippack Creek. The details will need to be worked out as to the extent of the easement with provisions to cross the creek if need be in the future. Ms. Rice questioned the comment pertaining to the Open Space requirement, considering the parcel is LI the Board of Supervisors may prefer the fee in lieu of the dedication of land. Currently there is no plan for crossing of the creek. Ms. Rice presented 6 waivers to the Planning Commission. The waivers included road widening, curbing, sidewalks, and the planting of required street trees and property line buffers elsewhere on site. Chairman Delong asked if the entrance was proposed to line up with that of JBS. Ms. Rice confirmed and added that the business currently averages about 2 trucks per day. The majority of the traffic will be employees. The hours of operation are from 7am to 5pm five days a week. Mr. Medendorp expressed concern about the required parking for the use and the ability to add parking in the future should the property sell and the use change. Mr. Rossino suggested the possibility of putting parking spaces into reserve should the parking calculations ever need to be based off of square footage of the building. Chairman Delong asked for a motion to grant Conditional Preliminary approval with the waivers as presented. Mr. Worley made such motion. Ms. Shelly seconded and it passed unanimously.

## **NEW BUSINESS**

None.

## **ZONING HEARING BOARD APPLICATIONS**

Ms. Gooch informed the board that there is one hearing scheduled for Thursday October 4<sup>th</sup> at 7pm. Mr. Wendell and Ms. Jana Derstine, 734 Indian Creek Road, are seeking variances for an accessory building 36' X 40' with an overhang of an additional 10' x 40' to be constructed within the rear yard setback.

#### **OTHER BUSINESS**

Ms. Gooch asked the Planning Commission members if anyone had any questions or comments in relation to the proposed Natural Resource Protection Ordinance that will go before the Board of Supervisors on Monday October 15, 2018. No comment was made.

#### **NEXT SCHEDULED MEETING**

The next scheduled meeting is Monday November 5<sup>th</sup>, 2018 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. Kneipp seconded the motion. The motion passed. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning