

Mr. Gerald Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:01 p.m. on Monday, April 7, 2014. Planning Commission Members present included Kerrin Musselman, Doug Worley, Robert Yothers, Keith Kneipp, and Kyle Koffel. Assistant Township Manager, Jamie P. Worman and Township Engineer, Cindy VanHise were also present for this meeting. Planning Commission Member Patricia Alderfer was absent. (Excused).

## **APPROVAL OF MINUTES**

Mr. Worley made a motion to approve the minutes from the February 10<sup>th</sup>, 2014 regular meeting. Mr. Koffel seconded the motion. The motion passed.

## **OTHER BUSINESS**

Mr. Delong moved onto Other Business, as Mr. Mast had not arrived yet to discuss the applications listed on the agenda. Ms. Worman asked that any members who had feedback on the proposed MCPC Comprehensive Plan forward their comments to her attention. She also informed the members of an upcoming course being offered by Montgomery County pertaining to land development and subdivision. She asked that anyone interested let her know and she would have them registered. Ms. Worman gave a brief update on two projects. She reported that Leidy's Church will begin their project within the next few weeks. They are scheduled on the BOS agenda for approval and would move forward with a grading permit following the approval. She also reported that W.B. Homes Inc. had met with staff to go over a few outstanding items as they prepare their final land development submission. W.B. Homes Inc. indicated that they were hoping to begin site development in the late summer.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

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

Mr. Richard Mast of Richard C. Mast Associates was present to discuss this application. He gave a brief update on the status of this project. He presented the revised landscaping

plan showing the shift in the plantings and the increase density in the buffer along the residential property line. The PC agreed it was a significant improvement. No further discussion took place on this application.

840 Harleysville Pike Land Development – Hoff Properties LLC (#01-14)

Mr. Rick Mast was also present to discuss this application. He reported that they had received a letter from PennDot reviewing the proposed plan. He explained that the review comments will require a significant plan revision and will impact the design of the entrance into the site off of Route 113. He continued that PennDot is requesting a straight alignment from Route 113 to Maple Avenue. Mr. Mast commented that in his opinion it is a much better layout. He also added that by reducing four parking spaces to 18 feet and reducing the aisle width to 24 feet they were able to remove the improvements out of the Township right-of-way on Maple Avenue. Mr. Mast then reviewed the revised layout and pointed out that a small triangular piece along Route 113 remains in the right-of-way after the revisions. He requested feedback on this situation and added that even with this small piece it is still a vast improvement. Mr. Mast concluded that the comments are fairly significant but positive. Mr. Worley replied that he liked this layout better and he was supportive of a waiver for the encroachment of the improvements into the Route 113 right-of-way. Mr. Kneipp questioned whether this would be a cut through to the YMCA. Mr. Koffel added that he was thinking the same thing but felt that it isn't really a shortcut. Mr. Hoff added that they could add a sign that states "no through traffic". Mr. Worley questioned what was decided on the termination of the curbing. Mr. Mast replied that after meeting with staff it was determined that the curb would be terminated where the YMCA curbing ends. He added that Paul Nice was supportive of this and Ms. VanHise concurred. Mr. Mast asked that these items also be discussed with the Board of Supervisors at their April work session. Ms. Worman agreed to have the project added to the agenda.

**NEW BUSINESS**

No New Business

**ZONING HEARING BOARD APPLICATIONS**

No Zoning Hearing Board Applications.

## **PUBLIC COMMENT**

Two residents were present at this meeting. Mr. Delong asked if they had anything they wished to discuss. The two residents identified themselves as Mr. Jim Ofalt of 116 Memory Lane and Mr. Herb Scheuren of 115 Memory Lane. The two residents wanted to know the status of a super Wawa coming to the corner of Route 113 and Allentown Road where the Bergey's used car lot is located. They explained that they are upset about the possibility of this occurring and that they will have the entire neighborhood out in opposition. They also asked about what was proposed on the Pilgrim's Pride property. Ms. Worman replied to the residents explaining to them that there has been no application of any kind submitted to the Township by Wawa and that she too had heard the rumor but outside of a formal application, it remains a rumor. She then reported that they had received a request from Bergey's to rezone the Pilgrim's Pride property from a Limited Industrial Zoning District to a Commercial Zoning District. The actual site plans would be submitted during the land development process. Mr. Ofalt and Mr. Scheuren questioned whether they would be notified if Wawa does make an application. Ms. VanHise replied that the parcel they are referring to is zoned Commercial and the owners have a right to develop it, and any application that is submitted and complies with that district will go through the land development process. Ms. Worman added that residents are not notified when a land development application is submitted. The application is reviewed at public meetings and listed on an agenda that can be viewed on the township website. When a rezone occurs, like the one at Pilgrim's Pride, the surrounding neighbors will be notified. Mr. Scheuren asked what the plan was for the development of the Pilgrim Pride site. Ms. Worman replied that she has not seen any site development plans for that parcel. Mr. Worley commented that he had heard the Wawa rumor but he suspected the site would be too small for that size operation. He continued that that type of information would be reviewed during the land development process.

A third resident, Barbara Braun of Schoolhouse Road, questioned the status of the Church of Latter Day Saints project. Ms. Worman and Ms. VanHise both replied that the applicant is not moving forward with the project any time soon if at all. Ms. Braun then asked about the Indian Valley Library and their funding. Mr. Delong replied that there

was a task force established to address that issue. The PC members agreed that they had no information pertaining to that item.

No further discussion took place.

#### NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, May 5, 2014 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. Yothers seconded the motion. The meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager