

Mr. Jerry DeLong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00pm on Monday, April 13, 2015. Planning Commission Members present included Robert Yothers, Patricia Alderfer, Kerrin Musselman, Kyle Koffel, Doug Worley and Keith Kneipp. Township Engineer, Cindy VanHise and Assistant Township Manager, Jamie Worman were also present for this meeting.

APPROVAL OF MINUTES

Mr. Koffel had a correction for the minutes. On the second page the minutes reflect that he had asked the residents in the audience if they had garages on their property. He explained that he did not make that comment. Mr. Worley added that he had asked that question. Mr. Worley made a motion to approve the minutes from the March 2nd, 2015 regular meeting with the correction as noted. Mr. Kneipp 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 had not yet been submitted. She added that she anticipated a resubmission by the end of the month. No further discussion took place.

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

Ms. Worman reported that revised plans were submitted on April 7th, 2015 and reviews were underway. She also reported that the applicant had contacted her and there was confusion as to whether the project had received approval at the March 2nd meeting. The project had been formally accepted but no approvals were granted. Ms. Worman also reported that she had arranged a meeting to discuss the process and resolve the confusion about the process with the applicant and his representatives. She added that the applicant had not received any reviews from the MCCD other than an administrative incompleteness letter. No further discussion took place on this project.

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

Ms. Cheryleen Strothers was present to discuss this application along with the property owners. Ms. Strothers reviewed the proposed plan. She explained that the applicant is proposing an addition to his existing welding business along with an expansion to the existing parking lot. Ms. Strothers stated that she was in receipt of the Metz Engineer's Letter dated March 31st, 2015 and that they would comply with most of the items noted in the letter. She requested to review a few of the items contained in the letter.

Ms. Strothers noted that the applicant would prefer not to add concrete bumpers as requested because they were unnecessary. Ms. VanHise stated that the requirement is actually for curb so if she is seeking a waiver she would need to ask for a waiver of the curbing. Ms. Strothers then explained that there will be a dumpster on site and that it would be located somewhere recessed below the retaining wall. Therefore, the applicant would not be providing a screen. Ms. VanHise replied that there was no waiver needed as it is far enough away from any property line. Ms. Strothers then touched on the parking. She explained that there are not any additional handicap spaces proposed. She explained that the existing spaces meet the overall size requirement and any new spaces would require possible restriping. Ms. VanHise questioned whether the current spaces would meet the State requirement for accessibility. Ms. Strothers replied that if the State requires it they will do it. Ms. Strothers noted that she would discuss the retaining wall items directly with Ms. VanHise.

Ms. Strothers then reviewed the landscaping items associated with the plans. She distributed photographs of the existing buffers and trees along the property line both on and off the site. She added that they are seeking a waiver from the requirement of providing a landscape plan. The waiver request also includes relief from the screens around the parking lot since there is already a natural buffer. The PC members were agreeable that the property already had an established buffer and were supportive of the waivers being requested. Ms. Strothers then touched on the drainage of the site and a change in their original thought about how that system will be designed. She added that they were in the process of rethinking that and were leaning toward installing inlets with appropriate grading.

Ms. Strothers then explained that the applicant was not proposing to connect to public sewer as noted in the letter. She explained that the sewer was not immediately available and was still approximately 600 feet away from the property. She also added that the applicant is not increasing the number of employees. The PC agreed that sewer was not readily available. Ms. Strothers

then added that the applicant was also requesting a waiver of street trees as they had recently planted trees on their own. She provided photographs of these trees as well. Mr. Worley questioned if Mr. Shoemaker owned the tree line. Mr. Shoemaker replied that he did not and that it was ten acres away from his operation. Mr. Kneipp questioned whether the parcel could be subdivided. Ms. Worman explained that the property is located in the LI District and that actually the single-family dwelling on the property is currently the non-conformity. It could not be subdivided for residential purposes unless zoning relief was granted. Ms. Worman added that the property is enrolled in Act 319 so there would be a penalty should they decide to take it out of that and develop it. Ms. Strothers replied that it was not a desirable tract for subdivision.

Ms. Strothers addressed the letter issued by the Montgomery County Planning Commission. There were no significant comments. Mr. Kneipp asked if Ms. VanHise was okay with what was proposed for stormwater management. Ms. VanHise replied that she was okay with it and that the modification discussed will work much better. Mr. Kneipp questioned the height of the building. Mr. Shoemaker replied that it was 20 feet. Mr. Kneipp questioned if that would meet the fire code requirements. Ms. Strothers replied that they will clear it with the building inspector and fire marshal. Ms. VanHise requested feedback on the proposed waivers. Mr. Delong replied that he was okay with what was being requested. Mr. Yothers and the other members agreed. Ms. Strothers requested consideration for approval. The PC requested that the stormwater changes be addressed first and that the plan come back before them. No further discussion took place.

NEW BUSINESS

No New Business

ZONING HEARING BOARD APPLICATIONS

Ms. VanHise reported that the ZHB had denied the special exception and variance requested by Mr. Kenneth Wright at the hearing held April 2nd, 2015. The applicant had been seeking relief to permit an accessory building that exceeded the size permitted by code and to also grant a variance on the height of the structure. Ms. VanHise reported that Robert Z. Landes had submitted an application to the ZHB to permit a pole barn/detached garage structure on his property located at 235 W. Reliance Road. The structure exceeds the size and height permitted. Ms. VanHise reported that Mr. Shawn Harp also submitted an application to the ZHB to permit a pole barn/detached garage on his property located at 238 Cowpath Road. He also seeks relief from the size and height of the building. Ms. VanHise also reported that Mr. Bradley Cassel had

submitted an application to the ZHB to permit an addition to his home that will expand the non-conformity by more than 25% and cause further encroachment into the required yard setback. All three hearings are scheduled for Thursday, May 7th, 2015.

OTHER BUSINESS

Indian Valley Regional Planning Commission-Comp Plan Update

Mr. Keith Kneipp reported that the draft comprehensive plan is basically complete and they are looking to start the public process. Mr. Kneipp explained that the County Planner, Mr. Eric Jarrell will be making visits to the individual municipalities to promote and discuss the updated plan. Ms. Worman agreed to arrange a time for Mr. Jarrell to come to a PC meeting. Mr. Kneipp also reminded everyone that there is a Greenway Study meeting scheduled for April 30th, 2015 if anyone is interested in attending. A flyer had been circulated via email.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, May 4, 2015 at 7:00 p.m. Mr. DeLong 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 7:50 p.m.

Respectfully submitted,

Jamie P. Worman

Assistant Township Manager