

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, August 2<sup>nd</sup>, 2021. Planning Commission Members present included Keith Kneipp, John Medendorp, Steven Barndt, Nancy Shelly, Jerry DeLong and George Balzer. Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglass C. Rossino and Township Solicitor Eric Wert were also present. Doug Worley was absent and excused.

## **APPROVAL OF MINUTES**

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes; one correction was noted. Mr. Barndt made a motion to approve the minutes as amended from the June 7<sup>th</sup>, 2021, regular meeting. Mr. Medendorp seconded the motion. The motion passed, 6-0.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

None

### **NEW BUSINESS**

670 Forman Road – sketch plan

Mr. Jason Buchta, Ott consulting Inc., explained that the sketch plan is for a van storage facility, 5.63 acres with access via an existing stone drive. The proposed storm basin will be under the parking. The proposed use is for 40 logistic based vans, and office for support. The Skippack creek runs through the rear of the property. The portion to be developed is more than 200 feet from the creek and wetlands. Mr. Tyson Webber is the owner of the Trust Logistics, LLC. He stated that there will not be any loading or unloading on the property. The drivers do deliveries during the day. He added that it is not a service facility but a logistics company. The garage will be for light work on their own vehicles. Access will remain in the same location but will be paved. Mr. Rossino recommended a shared driveway agreement. He also commented that the plan is for a flag lot and by Ordinance it is required to have double the dimensional requirements.

Mr. Webber stated that the front of the lot is already cleared for a pervious plan and the rear is untouched. The Natural Resource Protection Ordinance will need to be applied to any future development. Discussion took place about parking location, buffering, and including handicap spaces.

#### (#04-21) Bergey's Buick/GMC Dealership and Corporate Center

Mr. Rick Mast gave a brief history of the corner property of Allentown Road and Harleysville Pike. It was formally the Longacre facility and Bergey's purchased the property and began demolition within a year. The buildings are no longer visible. The current proposal has already been submitted to PennDOT and the Montgomery County Conservation District. The Township review's have just begun and Bergey's is looking for a spring of 2022 start date. The plans show a new Buick/GMC car dealership, paving surrounding is to service that parking, employees, customers and the corporate office. Currently the office is across the street and Bergey's is in the process of evaluating the new corporate facility to make sure it is adequately sized. It will possibly be a three story instead of two story building. Mr. Mast reported that the stormwater management for the whole property drains to Allentown Road. There are three new basins proposed that will tie together and pass the water to a culvert under Allentown Road.

The plan also shows consolidation of several parcels that Bergey's owns. The access points will remain the same as the previous plan with several accesses along the front of 113 consolidated to one point. Mr. Mast explained that many of the waivers revolve around landscaping. The marketing aspect and need for visibility presents difficulty to comply with the number of required plantings. Another waiver is from the requirement to install sidewalk. There is already sidewalk along 113, but not along Allentown Road. He added that new curbing will be installed along 113 wherever drives are removed. Discussion took place about a connection trail to the Township owned park. Many of the waivers for landscaping propose shrubs instead of shade trees. Mr. Mast explained that there is a need for security lighting and the area for excess inventory will be fenced off. Steve Barndt motioned to formally accept the plans. The motion was seconded by Nancy Shelly, and all voted in favor. The project will be addressed once the engineer review letter has been completed.

#### **ZONING HEARING BOARD APPLICATIONS**

Ms. Gooch informed the Planning Commission that there are two applications scheduled for Thursday August 5<sup>th</sup>. The application for 821 Clemens Road was continued from last month and is for a pole building exceeding the 800 square feet permitted and to be located within the front yard setback on the flag lot. The second application, for 440 Godshall Road is for a special exception to permit an in-law suite. It will be heard in September and readvertised.

NEXT SCHEDULED MEETING

The next scheduled meeting is Tuesday, September 7<sup>th</sup>, 2021, at 7:00 p.m. Mr. Kneipp adjourned the meeting at 8:30 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning