

Mr. Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:05 pm on Monday, October 2<sup>nd</sup>, 2017. Planning Commission Members present included Steven Barndt, Kyle Koffel, and Nancy Shelly. Director of Planning and Zoning Beth T. Gooch, and Township Engineer Douglas C. Rossino were also present. Keith Kneipp was absent.

## **APPROVAL OF MINUTES**

Mr. Barndt made a motion to approve the minutes from the September 5<sup>th</sup>, 2017 regular meeting. Ms. Shelly seconded the motion. The motion passed.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

No new discussion took place.

Mr. Doug Worley and Ms. Patricia Alderfer joined the meeting already in progress at 7:08 p.m.

### **NEW BUSINESS**

(#06-17) Maplewood Estates Phase III – Peter Becker Community Mr. Koffel made a motion to formally accept the plans. It was seconded by Ms. Shelly. All were in favor.

(#07-17) 436 Smokepipe Road Subdivision – Mr. Barndt made a motion to formally accept the plans as submitted. It was seconded by Ms. Shelly and accepted unanimously.

(#08-17) All Holdings Company, LLC Lot Line Adjustment- W. Cherry Lane – A motion was made by Mr. Barndt to formally accept the plans. It was seconded by Mr. Worley and the motion passed.

## **ZONING HEARING BOARD APPLICATIONS**

Ms. Gooch reported that there were 2 zoning hearings held Thursday September 7<sup>th</sup> at 7pm. The applicants were granted the following:

A) 242 W. Reliance Road- Souderton Mennonite Homes was granted variances to construct offices within an existing residential structure, install a 24 sq. ft. sign, and expand the parking lot as requested. The applicant agreed to shield the adjacent neighbor's property from parking lot lighting.

B) 709 Morwood Road- Ms. Eileen Landis was granted a variance to install an apartment above an existing commercial garage. The property will need county approval for the additional bedrooms as per the plan, and will be required to connect to public sewer when it becomes available.

## **OTHER BUSINESS**

Gouldley Welding & Fabrication – Conditional Use Hearing – The hearing is scheduled for Monday October 16<sup>th</sup> at 5pm. Mr. Rossino explained that the existing fencing along Nice Road was never permitted and is located in the front yard as well as the ultimate right of way. The applicant, as part of the application is agreeing to remove and or move the fence should the Township ever improve Nice Road and widen the cart way.

## **NEXT SCHEDULED MEETING**

The next scheduled meeting is Monday, November 6<sup>th</sup>, 2017 at 7:00 p.m. Mr. Barndt made a motion to adjourn the meeting. Mr. Worley seconded the motion. The motion passed. The meeting adjourned at 7:14 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning