

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02 pm on Monday, May 3rd, 2021. Planning Commission Members present included Jerry DeLong, John Medendorp, Nancy Shelly, George Balzer and Douglas Worley. Director of Planning and Zoning Beth T. Gooch, Township Engineer Janene Marchand and Township Solicitor Eric Wert were also present. Steven Barndt was absent.

APPROVAL OF MINUTES

Chairman Kneipp 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 March 1st, 2021 regular meeting. Mr. DeLong seconded the motion. The motion passed, 6-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

None

OTHER BUSINESS

Mr. Joseph Zadlo, Township Land Planner, was present to present a draft ordinance for a Professional Office Overlay. He referenced a map with highlighted properties along Township Line Road and County Line Road, in the corner of the Township. He reported that the properties are currently zoned R-100 and that district doesn't fit with the highway in front and are thus not zoned properly. He stated that the options are to either rezone the parcels or create an overlay. A rezone would create difficulty for the current residential property owners to make any alterations or future development of their properties. The ordinance proposes, that by a conditional use only, the professional office use. This gives the Board of Supervisors the opportunity to control the development that goes on the properties. The use regulations are aimed at a professional office use not high intensity and prohibits retail sales, clinics and rehabilitation facilities. The minimum lot area is two acres. The requirement for buffers will ensure that the residential uses are separate from the nonresidential use. Mr. Wert reported that the a few proposals were presented to the Board of Supervisors for some of these properties for nonresidential use. This is the reasoning behind taking a look at this area of the Township and its appropriate uses. There were no additional comments from the members of the Planning Commission.

NEW BUSINESS

Alderfer Glass (#02-21) Mr. Kneipp asked for a motion to formally accept the plans for Alderfer Glass Land Development. Mr. Worley made the motion, and it was seconded by Mr. Medendorp. Motion carried.

Allebach Minor Subdivision (#03-21) Mr. Rick Mast was present on behalf of 502 Township Line Road Lawyers, to present the minor subdivision plan for the Allebach Tract. The overall subdivision of the tract has already received approval from the Board of Supervisors, but with COVID there are still some conditions that need to be met that are taking longer than expected in order to begin construction. One of the owners of the entity has passed away and in order to settle the estate the farmhouse needs to be subdivided from the remainder of the land, almost as a Phase I. He added that the waivers would actually be deferral requests until the time the remainder of the tract is developed. Mr. Wert recommended that the deferrals also include the language stating or until the requirement of the Township.

Mr. Kneipp asked why the building with the garage and apartment on the Farmhouse lot was not being subdivided as its own parcel. Mr. Mast explained that it would not fit the zoning criteria of the district and would require relief from the zoning hearing board. The proposed lot meets zoning and is an oversized lot. Mr. Medendorp asked if the farmhouse entrance would be relocated to inner circle when the land is developed. Mr. Mast replied that it would maintain access onto Cowpath Road, that there is no longer any farming of the property, it will be tied into public sewer, and the condition of no commercial use has been agreed upon. Confirmation that the legal right of way has been dedicated will need to be made. Chairman Kneipp asked for a motion to approve conditional preliminary/final approval. The motion was made by Mr. Jerry DeLong. Ms. Nancy Shelly seconded the motion, and all voted in favor, 6-0.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch informed the Planning Commission that there are two applications scheduled for Thursday May 6th. Ms. Baus, 732 County Line Road, has requested a variance from the rear yard setback in order to put an above ground pool ten feet from her rear property line.

Mr. Wilson, 680 Godshall Road, has submitted an application for a special exception and a number of variances that would allow for the construction of a detached accessory building 1575 square feet. The proposed garage has a full second floor and has access to the home via an

underground tunnel and would be located within the rear yard setbacks of his property. The members of the planning Commission requested to look at the proposed plans.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, June 7th, 2021 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. DeLong seconded the motion. The motion passed. The meeting adjourned at 7:36 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning