

Ms. Beth Gooch called the Reorganizational Meeting of the Franconia Township Planning Commission to order at 7:05 pm on Monday, February 6th, 2023. Planning Commission Members present included Keith Kneipp, Doug Worley, John Medendorp, Paul Nice, and Nancy Shelly. Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglas C. Rossino and Township Solicitor Eric Wert were also present. George Balzer and Steven Barndt were absent.

Ms. Gooch led the reorganization. She asked for a nomination for Chairman. Doug Worley nominated Keith Kneipp. It was seconded by John Medendorp, and all voted in favor, 5-0. Chairman Kneipp took over the meeting. He asked for a nomination for Vice Chairman. Mr. Worley made the motion that was seconded by Ms. Shelly to appoint John Medendorp and all voted in favor. Doug Worley nominated Steven Barndt for secretary, it was seconded by Nancy Shelly, and all voted in favor.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes from July 5, 2022. Hearing none, he asked for a motion to approve the minutes as submitted. The motion was made by John Medendorp and seconded by Nancy Shelly. The motion carried.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Mr. Richard Mast was present on behalf of Godshall's Quality Meats. He stated that the proposed treatment building is regulated by DEP and being mandated by Lower Salford to do a higher level of pretreatment. He added that the Planning Commission had recommended approval and then nothing happened for a couple of years. Godshall's was waiting on criteria for the treatment facility. The new plan shows a smaller building adjacent to the road. The residence has been demolished and the equalization tank is no longer part of the plan. The property has received previous variances from the Zoning Hearing Board for impervious coverage and building coverage and the property is at its capacity. When the house was removed a large stone area remained and it has been used as additional parking areas. The plan will require additional relief from the Zoning Hearing Board in order to be approved and keep the additional parking areas. Mr. Mast added that additional variances will be included in the zoning hearing application including setbacks for a future installment of a compressor. Mr. Rossino recommended paving the proposed parking and striping to get credit in the parking count.

Mr. Mast reported that parking spaces 9' by 10' in lieu of 10' by 20' will be requested. The proposed barn will look like the rest of the buildings aesthetically. If parking is granted via the Zoning Hearing Board, plantings would be required. Mr. Kneipp suggested that if the street streets will not fit then they can be planted elsewhere in the Township. The Planning Commission recommended that the applicant appear before the Zoning Hearing Board to clean up the plan and accommodate for anything in the future.

Mr. Worley made a motion for amended recommended approval for preliminary/final with the two new waivers and the reaffirmation of the previously requested waivers. Total of five waivers. The motion is also conditioned upon any relief granted by the Zoning Hearing Board and the engineer review letter. It was seconded by Ms. Shelly, and all voted in favor, 5-0.

NEW BUSINESS

None

ZONING HEARING BOARD APPLICATIONS

None

OTHER BUSINESS

Towamencin Township Act 537 Study – Ms. Gooch reported that the study done by Towamencin in order to complete the sale of their sewer authority needs to be reviewed by Francona's Planning Commission. There is one parcel in Franconia serviced by Towamencin, and that is Asher's Chocolate on Wambold Road. There were no questions or comments from the Commission. Mr. Worley motion to recommend approval. It was seconded by Ms. Shelly and the motion passed, 5-0.

Stormwater Ordinance Amendment – Mr. Rossino explained that the 2022 DEP model ordinance mandated that all municipalities update their stormwater ordinance. There are some major changes and he summarized them for the Planning Commission. The definition of impervious surface has been updated. A section requiring that a minimum of additional stormwater be accounted for during the design and construction of new homes. The Planning Commission recommended that that additional coverage be increased from the draft version of 10% to 25%. This would provide future homeowners a little more use for their property without having to design additional stormwater controls. The changes will go back before the Board of Supervisors and the Montgomery County Planning Commission, with the recommendations.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, March 6, 2023, at 7 p.m.

Mr. Worley made a motion to adjourn the meeting at 8:10 p.m. It was seconded by Ms. Shelly, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning