

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, December 4th, 2023. Planning Commission Members present included Keith Kneipp, Doug Worley, Steve Barndt, Paul Nice, John Medendorp, George Balzer and Nancy Shelly. Director of Administration and Community Development Beth T. Gooch, and Township Engineer Tim Wallace were also present.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes from November 6, 2023. Hearing none, he asked for a motion to approve the minutes as submitted. The motion was made by Doug Worley and seconded by Steve Barndt. The motion carried, 7-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

(#01-23) Marcho Family, LP and R&J Marcho Family LP

Mr. Oliver Gingrich announced that revisions have been made to the proposed stormwater management and the remainder of the review letter is all minor plan changes. Mr. Scott McMackin stated that the new building in the center of the property is for storage and freezer space. It will be located on the paved area. The bottom right corner shows the small detention basin. The additional paved area from 10 years ago without permits is about 120,000 square feet. The plan shows enlarging the detention area and draining the entire building directly into the basin to make up for the additional paving that was installed. Paul Nice asked if it meets the required counts. Tim Wallace confirmed it meets the paving coverage counts and added that there is an additional waiver for the additional building proposed over that paving. Mr. McMackin went through the waivers including curbing for the parking lot, parking islands, property buffers and 20% on paved area to non-paved areas. There is a request for a deferral for road frontage improvements.

Mr. Gingrich stated that an agreement between Marcho, the school and Bergey's has been recorded to maintain the existing basin. Mr. Kneipp asked about the 20% waiver requirement. Mr. Wallace explained the offset for the paving and the water being captured in the new basin. The ordinance requires 20% over and above what is being installed. Mr. Medendorp asked if this has historically been granted. Mr. Wallace responded not to his knowledge the purpose is to try and improve beyond what is installed to capture some of what was installed prior to stormwater

management regulations. Mr. Medendorp questioned the hardship for the waiver request, concerned about setting a precedence moving forward. Mr. Gingrich responded that it keeps the project under the NPDES recruitment. Discussion took place concerning granting the waiver and how it would affect future neighboring projects. Since no calculations for the existing basin at the school could be located the plan handles additional stormwater management. The consensus of the Planning Commission is to recommend approval with the exception of this waiver request and let the Board of Supervisor's make that decision. Mr. Barndt made a motion to recommend conditional preliminary/final approval for all but the wavier from Section 122-26A(2)b. Mr. Worley seconded such motion and all voted in favor.

NEW BUSINESS

None

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch informed the board that the application for 411 Cowpath Road is to construct a single-family dwelling on a non-conforming lot. Side yard variances and a building coverage variance are requested. A second application for 668 Harleysville Pike is for a grain storage bin that exceeds the 14-foot maximum height permitted. The third application is for the Souderton Area High School for synthetic fields and lights that will encroach into the setback requirements along Lower Road. The hearings are scheduled for Thursday December 7th at 7pm.

OTHER BUSINESS

ACT 537 Plan for County Line Road – Mr. Barndt made the motion to recommend approval. Mr. Nice seconded the motion and the motion carried.

2024 Meeting Dates – Ms. Gooch presented the proposed meeting dates and times for 2024 prior to advertisement.

NEXT SCHEDULED MEETING

The next scheduled meeting is Tuesday, January 2, 2024, at 7 p.m.

Mr. Worley made a motion to adjourn the meeting at 7:57 p.m. It was seconded by Mr. Nice, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Administration

and Community Development