

Assistant Township Manager, Jamie Worman called the Organizational Meeting of the Franconia Township Planning Commission to order at 7:07 p.m. on Monday, January 12th, 2015. Planning Commission Members present included Keith Kneipp, Doug Worley, Kyle Koffel, and Patricia Alderfer. Township Engineer, Cindy Van Hise, was also present for this meeting. Gerald Delong, Robert Yothers, and Kerrin Musselman were absent (excused).

Ms. Worman accepted nominations for the position of Planning Commission Chairman. She reported that Mr. Yothers had requested that his emailed motion to nominate Mr. Gerald Delong as Chairman be considered. Mr. Worley made a formal motion to nominate Mr. Delong as Chairman. Mr. Kneipp seconded the motion. The motion passed. Mr. Koffel made a motion to nominate Mr. Doug Worley as Vice Chairman. Ms. Alderfer seconded the motion. The motion passed. Mr. Worley then presided over the remainder of the meeting. Mr. Worley made a motion to nominate Ms. Patricia Alderfer as secretary. Mr. Kneipp seconded the motion. The motion passed. The Organizational Meeting came to a close at 7:15 p.m. and the Regular Meeting of the Planning Commission was called to order at 7:16 p.m.

APPROVAL OF MINUTES

Mr. Kneipp made a motion to approve the minutes from the November 3rd, 2014 regular meeting. Ms. Alderfer seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS- NO OLD BUSINESS

NEW BUSINESS- NO NEW BUSINESS

ZONING HEARING BOARD APPLICATIONS

Ms. Worman reported that the Zoning Hearing Board has been very busy. She reviewed the outcome of a numerous hearings. She reported that Philip & Linda Rittenhouse were granted a special exception to permit an in-law suite at their home located at 545 Delp Road. She reported that Mike & Lisa Peklak were granted a variance on the height of a

detached garage. Ms. Worman then reported that JC McGinn Construction was granted a variance for the number of parking spots required for a future building expansion project at 674 Souder Road along with a variance for the rear setback. She added that at some point this project will go through land development. She then reported that Mr. Jordan Nyce was granted a variance to permit an encroachment of an attached garage into the side yard setback and an accessory building into the rear yard setback. His property is located at 240 Cowpath Road and all of the structures are outside of the envelope. Ms. Worman then reported on the most recent hearing that was held on January 8th for Paragon Alliance located at 300 Harleysville Pike. She reported that the applicant had received approval to expand a use variance over the newly acquired acreage, which will allow the owner to expand his parking lot. In addition, the ZHB granted relief for the size of the newly created parcel permitting a 28,000 square foot lot rather than the required 35,000 square feet. Ms. Worman added that this project will also go through land development.

OTHER BUSINESS

No other business.

No further discussion took place.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, February 2, 2015 at 7:00 p.m. Mr. Kneipp made a motion to adjourn the meeting. Ms. Alderfer seconded the motion. The meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager