Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, March 2nd, 2020. Planning Commission Members present included Jerry DeLong, John Medendorp, Nancy Shelly, Steven Barndt, and Douglas Worley. Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglas Rossino, and Township Solicitor Eric Wert. George Balzar 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. Barndt made a motion to approve the minutes from the February 3, 2020 regular meeting. Mr. Worley seconded the motion. The motion passed, 6-0.

**SUBDIVISON AND LAND DEVELOPMENT**

**OLD BUSINESS**

Allebach Tract (#02-19) None.

County Line Road Medical Office Building (#01-20) Mr. Joe Kuhls was present on behalf of Indian Valley MEH to present to the Planning Commission a proposed medical office building at Township Line Road and County Line Road. He reminded the Commission that the proposal has been before the Board of Supervisors and received a rezone or map change. He also reported that the project has received variances for parking setbacks from the Zoning Hearing Board. Mr. Kuhls commented that the review letter have been received and to most of the comments there are no issues. He added that there will need to be some conversation regarding the Traffic Impact Fee and potential Open Space Recreation Fee. One of the waivers relates to the six spaces in the County Line Road right-of-way, a variance had been requested and the zoning hearing board determined that the spaces did not need a variance and were permitting in the location on the plan.

Mr. Ryan Witmore, Landcore Engineering Consultants, proceeded to go through the Township Engineer review letter. He explained that waivers will be requested for the minimum required right-of-way for both streets, sidewalks, curbing and crosswalks. The applicant is requesting to leave the existing conditions and has been reviewed by PennDOT. PennDOT did not express any interest in requiring these improvements. Mr. Rossino recommended that the area be graded for future sidewalk installation. Mr. Witmore addressed the grading of rear of the property. The site slopes downward towards the residential property. The plans show a retaining wall and swale to keep runoff from affecting the neighbor and a wavier will be requesting to be located within three feet of the setbacks. An additional waiver is requested to allow the underground basins closer than 100 feet from the building. Mr. Rossino informed the Planning Commission that the requirements for the BMP’s have been moved from Zoning Ordinance to the SALDO and can be addressed with a waiver. Mr. Witmore continued with the list of requested waivers including street trees as the required distance from the ultimate right-of-way line would interfere with the existing utilities. Mr. Kulhs stated that they will provide a deficiency list in order to calculate a fee in lieu of. Mr. Medendorp asked about the lack of buffering around the sides adjacent to residential uses. Mr. Rossino recommended that the neighbors be consulted. Mr. Witmore added that an opaque vinyl fence will be installed along the retaining wall. Discussion took place about road widening and the intersection and the connector in the future. The applicant has resubmitted to PennDOT just to clean up the comments, there was no redesign required. It was discovered that there currently is a bus stop on the corner of County Line Road and Township Line Road. The tenant will be consulted to see if there is a desire for the stop to remain and SEPTA will be contacted for additional information prior to the Board of Supervisors voting on the project. Mr. Worley made a motion to recommend conditional preliminary/final approval. The approval is conditioned on the review letters, the modified waivers and the resolution of the bus stop. Ms. Shelly seconded the motion and all voted in favor, 6-0.

**NEW BUSINESS**

Mr. Damon Drummond, Gilmore and Associates, presented the Planning Commission with an informational power point on the Traffic Impact Fee Advisory Committee, its purpose and the steps the Township needs to take in order to adjust the fees collected during the development of property within the Township. Mr. Drummond stated that the Land Use Consumption Report is complete and will present it at the next TIFAC public meeting which will be advertised for Monday April 6th at 6:30pm.

**ZONING HEARING BOARD APPLICATIONS**

Ms. Gooch informed the Planning Commission that a hearing is scheduled for Thursday, March 5th for Souderton Mennonite Homes. The proposal is for a sign package for the entire campus located at 207 W. Summit Street. All existing signage will be replaced as well as some additional new signs many of which would require variances.

**OTHER BUSINESS**

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, April 6, 2020 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. Medendorp seconded the motion. The motion passed. The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning