

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, February 7<sup>th</sup>, 2022. Planning Commission Members present included Keith Kneipp, John Medendorp, Steven Barndt, Jerry DeLong, 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 Doug Worley were absent.

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

## **APPROVAL OF MINUTES**

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes. Hearing none, he asked for greater detail to be added concerning a comment made during the Pulte homes presentation regarding the trails from parking lots to the trail system because of the lack of parking spaces. Ms. Gooch will make the additions and the amended minutes will be presented at the next Planning Commission meeting.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

Mr. Carl Weiner was present on behalf of Souderton Mennonite Homes. He stated that the proposed land development is to expand two existing buildings on the main campus. There is no increase in the number of beds, they are just moving residents around from double occupancy to single private rooms. Mr. Bob Irick, engineer for the project, added that the site is located along West Reliance and Colonial Ave, includes the two new wings, parking lots, a new access onto W Reliance Road and detention basins and an infiltration system. Mr. Weiner explained that the proposal goes hand in hand with the rezone application of a few parcels that are currently zoned R-130. The campus is split zoned and over the years Souderton Mennonite Homes has purchased a number of properties along W Reliance Road and the application is requesting a rezone to Institutional. The map amendment includes only the parcels affected by the current land development application. Additionally, they are requesting a text amendment. Continuing Care is currently listed as a Special Exception and goes before the Zoning Hearing Board. SMH is

requesting to move it to a Conditional Use, that would go before the Board of Supervisors. The text amendment also proposes a change to the front yard requirements. Going from 100 feet to 50 foot front yard, where a restrictive covenant will prohibit buildings over 40 feet within the first 50 feet of the front yard. Another change is to the parking restrictions permitting parking four feet from the property line.

Mr. Weiner stated that the review letter is mostly will comply and a buffer will be supplied along the parking lot area along Colonial Avenue. A traffic engineer will be consulted and there will be a relocation of the ADA parking spaces so that they are closer to the entrance. Mr. Weiner addressed the requested waivers for the proposal. W Reliance Road will be widened to an 18 foot cart width, and curbing and sidewalk will be installed for the properties affected by the land development. A wavier will be necessary to grade within three feet of the property line to accommodate sidewalk. Waivers are also requested for the location of the detention basin, and a deferral for any of the future properties that will be developed.

Chairman Kneipp asked about emergency access to the buildings. Mr. Irick responded that they are designed to code. Mr. Rossino added that the approval will be determined following the review of the Township Fire Marshall. Mr. Ed Brubaker stated that the buildings are fully sprinklered. Mr. Medendorp questioned the location of the storm sewer. It appears that it runs under the buildings. Mr. Irick confirmed and agreed to supply the strength class for those pipes.

Conversation took place regarding a potential unnamed tributary on the property and if the Township would be interested in a conservation easement. It was decided that if it is not mapped or named by the state that it would be unnecessary. Mr. Kneipp asked for a motion for conditional preliminary approval subject to the Gilmore and Associates review letter and a review from the Township Fire Marshall as well as the Zoning Map amendment by the Board of Supervisors. Ms. Shelly made the motion and Mr. Medendorp seconded. All voted in favor, 5-0. Solicitor Wert asked if there were any comments with regards to the potential rezone. No comments were heard.

## **NEW BUSINESS**

(#01-22) Souderton Borough Public Works Building Land Development

Chairman Kneipp asked for a motion to formally accept the plans. Steven Barndt made the motion, and it was seconded by John Medendorp. The motion carried.

(#02-22) Ziegler Minor Subdivision – 861 Sunset Lane

Steven Bardnt motioned to formally accept the plans and application. Nancy Shelly seconded the motion, and all voted in favor.

**ZONING HEARING BOARD APPLICATIONS**

None

**OTHER BUSINESS**

None

**NEXT SCHEDULED MEETING**

The next scheduled meeting is Monday, March 7, 2022, at 7 p.m.

Ms. Shelly made a motion to adjourn the meeting at 7:35 p.m. It was seconded by Mr. DeLong, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning