

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Tuesday, July 5th, 2022. Planning Commission Members present included Keith Kneipp, John Medendorp, Jerry DeLong, and George Balzer. Nancy Shelly, Steve Barndt and Doug Worley were absent. Township Engineer Douglas C. Rossino and Township Solicitor Eric Wert were also present.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any corrections to be made to minutes from the June 6, 2022 meeting. Hearing none, he asked for a motion to approve the minutes as submitted. John Medendorp made the motion, and it was seconded by Jerry DeLong, all voted in favor, 4-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

(#07-21) Souderton Mennonite Homes Land Development

Mr. Carl Weiner was present of behalf of Souderton Mennonite Homes. He explained that the plans are for a campus expansion of two wings. One for skilled dementia and one for memory care. The change is to convert double occupancy to private rooms. The 71 beds in skilled dementia will remain, and there will be an additional 4 beds in the memory care center. No additional staff will be added. Preliminary approval was granted in April and since then a traffic and trip generation study have shown that there is more than sufficient parking for the site. He stated that the review letter dated June 30, 2022, contains items that are all will comply. The waiver letter requests 9 items as recommended in the preliminary stage, and there are now an additional three.

Mr. Bob Irick, engineer for the project, reported that the pipe size request for 15 inches instead of 18 has been added. Mr. Rossino stated that there is no issue with that request provided that they demonstrate that the capacity is sufficient. Mr. Irick added that another new waiver is for the height of the lighting. They would like to install lighting that is consistent with what is existing on the campus. Mr. Wiener requested that the Planning Commission consider recommending final approval contingent upon the Conditional Use Hearing and the Board of Supervisors approval. He will file the hearing application this week. Mr. Rossino added that the approval should include a \$300 per tree fee in lieu of any that are removed and not replaced elsewhere on site.

Mr. Balzer made the motion to recommend the conditional final approval with the waivers and deferrals as discussed. Mr. DeLong seconded the motion, and all voted in favor, 4-0.

NEW BUSINESS

None

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch informed the Commission that there is one application for 752 Harleysville Pike. Michael and Rachelle Alderfer have requested a variance and a special exception to construct a detached accessory building that exceeds the height and square footage permitted. The proposed building will be 2,166 square feet and include a second story for storage. The property is a flag lot, and the applicant is also requesting a variance from the side yard setbacks, that are required to be double the dimensions in the R-130 district for the flag lot.

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, August 1, 2022, at 7 p.m.

Mr. DeLong made a motion to adjourn the meeting at 7:22 p.m. It was seconded by Mr. Medendorp, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning