

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, March 6th, 2023. Planning Commission Members present included Keith Kneipp, Doug Worley, Steve Barndt, Paul Nice, and Nancy Shelly. Director of Planning and Zoning Beth T. Gooch, Township Engineer Tim Wallace and Township Solicitor Eric Wert were also present. George Balzer and John Medemdorf were absent.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes from February 6, 2022. Hearing none, he asked for a motion to approve the minutes as submitted. The motion was made by Doug Worley and seconded by Nancy Shelly. The motion carried, 5-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

None

NEW BUSINESS

Mr. Oliver Gingrich was present as the attorney for Marcho Family LP. To explain the overall proposal for land development and the Zoning Ordinance.

Mr. Wayne Marcho stated that the business began in '78 and there is a need to expand again. He is looking to expand outside freezers and storage. He added that over the years as surrounding residential lots went up for sale they were purchased to protect the business. The idea is to clean up some zoning issues that currently exist and by taking a little off each lot to create straight lines along the properties. It would still allow the lots to retain the minimum lot sizes permitted. The commercial parcel is proposed to be split into two between Marcho Family LP and R&J Marcho Family LP. The plans show only one entrance on Allentown Road and no additional entrances are proposed. Mr. Gingrich stated that the lot lines need to be moved and rezoned to move forward with the land development. Many of the lots will still be R-130, just a portion of the back of the lots will be consolidated with the commercial parcel. The Planning Commission confirmed that there are no septic systems in the rear yards and that no houses will be demolished. Mr. Marcho reported that the lot to Godshall Road shall remain open and would stay residential with an easement to the rest of the lot. Mr. Scott McMackin, engineer on the project, explained that if the zoning is approved the new building will be located on an existing paved area for storage. Mr. Tim Wallace asked about the accessory use proposed on a separate lot and if

they would be seeking zoning relief for that as well. Mr. Marcho responded that if it is necessary he would do so. Mr. Worley made a motion to formally accept the plans. It was seconded by Mr. Barndt and all voted in favor.

ZONING HEARING BOARD APPLICATIONS

None

OTHER BUSINESS

A rezone application has been submitted by Marcho Family LP in order to move forward with the proposed land development. Mr. Barndt asked if there were any previous zoning decisions that may affect or restrict anything. The Planning Commission agreed that the proposed zoning changes would clean up the existing use. Mr. Worley made a motion to recommend approval of the Zoning Ordinance to the Board of Supervisors conditioned upon any other outstanding zoning restrictions. Mr. Barndt seconded the motion and the motion carried.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, April 3, 2023, at 7 p.m.

Mr. Barndt made a motion to adjourn the meeting at 7:45 p.m. It was seconded by Mr. Worley, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning