

Ms. Beth Gooch called the Reorganizational Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, February 3, 2025. Planning Commission Members present included John Medendorp, Paul Nice, George Balzer and Nancy Shelly. Director of Administration and Community Development Beth T. Gooch, Township Engineer Timothy Wallace and Township Solicitor Eric Wert were also present.

Ms. Gooch led the reorganization. She asked for a nomination for Chairman. Paul Nice nominated John Medendorp. It was seconded by Nancy Shelly, and all voted in favor, 4-0. Chairman Medendorp took over the meeting. He asked for a nomination for Vice Chairman. Mr. Balzer made the motion that was seconded by Ms. Shelly to appoint Doug Worley, and all voted in favor. Nancy Shelly nominated Steve Barndt for secretary, it was seconded by George Balzer, and all voted in favor.

APPROVAL OF MINUTES

Chairman Medendorp asked if there were any comments or corrections to be made to the minutes from October 7, 2024. Hearing none, he asked for a motion to approve the minutes as submitted. The motion was made by George Balzer and seconded by Nancy Shelly. The motion carried.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Ms. Susan Rice was present on behalf of Jessie and Gina Landis. She stated that the proposed plans are to develop the property next to the existing business. The business is growing and needs more storage space. It will be used for the storage of trucks and indoor storage. Parking is proposed for 30 vehicles and employee overflow. The remainder will be stoned for loading and unloading and outdoor storage will be located behind the building. The engineer review letter found a few zoning issues. Two variances were granted by the Zoning Hearing Board from the requirement to connect to public water and sewer and to allow the stone and paving to be located up to the building. The rest of the review letter will comply. There are a number of waivers including providing existing features within 200 feet, connection to public water and sewer, where the variances were granted, and the maximum width of the drive to be 70 feet instead of 35 feet for easier truck access. Ms. Rice stated that additional waivers are requested from the requirement to install sidewalks, curbs, and paved edges in the parking area. A waiver from installing concrete monuments in the two easements is requested and to permit the detention basin to be located 87 feet from the berm to the building instead of the 100 feet required. The

applicant is also requesting to pay a fee in-lieu of dedicating land for park and recreational use, landscape plantings in the islands, and from the requirement for a landscape architect to sign the plans.

Mr. Wallace recommended that a deferral be granted not a waiver for sidewalk and some kind of sidewalk be installed for employees to access the main shop. Mr. Jesse Landis stated that the parking will be for work trucks and employees only while the existing lot is under construction. Mr. Wallace also recommended a deferral for curbing and the landscape in the islands. Ms. Rice is preparing a lighting plan, but no traffic report as the business is not expanding and the building is just for indoor storage to protect equipment from the weather. On the next plan there will be a note, or agreement made that ties Lot 1 to Lot 2 for shared parking and shows the dumpster with proper screening. Chairman Medendorp asked for a motion to recommend approval to the waivers. Paul Nice made such a motion. Nancy Shelly seconded the motion, and all voted in favor, 4-0. A motion to recommend preliminary/final approval was made by Nancy Shelly and seconded by George Balzer. The motion passed.

NEW BUSINESS

None

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that WB Homes is requesting use and dimensional variances for the property on Morwood Road currently owned by Little Zion Church. The plan shows four single family dwellings taking access off Rising Sun Road. The Planning Commission agreed that the plan is much better than the previously submitted, denser plan. Ms. Gooch stated that the second application is for a detached accessory building on property located at 594 Oakmont Drive.

OTHER BUSINESS

The Township has received interest from four property owners seeking to move their land into the Agricultural Security Area. The parcels include 34-00-03943-00-1, 744 Morwood Road, 34-00-00850-00-7, 736 Clemens Road, 34-00-03316-00-7, 575 Meetinghouse Road, and 34-00-02989-00-1, Keller Creamery Road. Mr. Nice made the motion to recommend the additions. Ms. Shelly seconded the motion, and all voted in favor.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, March 3, 2025, at 7 p.m.

Ms. Shelly made a motion to adjourn the meeting at 7:33 p.m. It was seconded by Mr. Nice, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Administration

and Community Development