

Mr. John Medendorp called the Franconia Township Planning Commission to order at 7:00 pm on Monday, December 1, 2025. Planning Commission Members present included John Medendorp, Douglas Worley, Paul Nice, Steven Barndt, Nancy Shelly, George Balzer, and Charlotte Hunsberger. Director of Administration and Community Development Beth T. Gooch, Township Engineer Timothy Wallace and Township Solicitor Eric Wert were also present.

APPROVAL OF MINUTES

Chairman Medendorp asked if there were any comments or corrections to be made to the minutes from July 7, 2025. Hearing none, he asked for a motion to approve the minutes as submitted. The motion was made by Doug Worley and seconded by Charlotte Hunsberger. The motion carried, 7-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

None

NEW BUSINESS

Souderton Mennonite Homes – Derstine Tract

Mr. Carl Weiner stated that Souderton Mennonite Homes has been working on a concept plan for the Derstine Tract which is down the road from the main campus. The proposed Ordinance would allow the tract to be developed with residential living for an Older Adult Overlay. It is physically separate from the main campus but intended to be run by Souderton Mennonite Homes. Mr. Bill Fredricks, RGS Associates, stated that the proposal shows 69 units, including 7 singles, a clubhouse and in this last revised plan has been pushed back from Cowpath Road slightly. The parcel is 26.8 acres and less than 1,000 feet from the main campus. The plan creates open space and walking areas throughout the site. Landscaping is proposed along Cowpath Road and is at least 55 feet off the right-of-way. It matches the opposite side of the street. Ms. Hunsberger asked if there is a walking trail to the main campus. Mr. Fredericks responded that is being looked into, but along the right-of-way there is a building obstructing the access. Mr. Weiner added that the Board of Supervisors has provided feedback after a number of meetings. The number of units has been reduced, the clubhouse was added and this is version 14 of the Ordinance. It defines the concept of Life Plan Community, Older Adult living and must operate in conjunction with Souderton Mennonite Homes. The permitted uses include single family and twin

dwellings. There will not be any mid or high rise structures. The maximum height is 35 feet. The Ordinance also includes a clubhouse, a minimum of 25 acre tract, and must be in common ownership with a Life Plan Community. It must be located no further than 2500 feet. It will be serviced with public water and sewer. Once the Ordinance is approved, the project will still need to go through the Conditional Use process. A traffic study will be completed and Souderton Mennonite Homes is proposing to install the clubhouse when 70% of the units are occupied or in three years, whichever comes first.

Mr. Tim Wallace added that the overlay is not in the traditional sense but for any area within the Life Plan Community that fits the criteria. Discussion took place about the maximum height of the proposed clubhouse and that it will still be under the 35 feet just as an accessory use. It was recommended to add or change the language to ensure that the overlay can only be applied to the Life Plan Community that owns the property, not just any Life Plan Community.

Chairman Medendorp asked for a motion for a conditional recommendation with the amended language as recommended by Tim Wallace for the ownership and the height of the accessory structure or clubhouse. Mr. Barndt made the motion, and it was seconded by Nancy Shelly. All voted in favor, 7-0.

(#02-25) WB Homes Select at Rising Sun Road. Mr. Steve Barndt made a motion to formally accept the plans. It was seconded by Mr. Nice and the motion passed.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that there are two hearings scheduled for Thursday December 4th. The first is for 120 Allentown Road for a variance to permit goats on a property less than 3 acres. The second application is for 158 Harleysville Pike for yard variances for a detached accessory structure.

OTHER BUSINESS

An application has been made by Jacob and Christina Brink to move their property into the Agricultural Security Area of the Township. The property is located at 261 Geen Hill Road and consists of 16.67 acres. Paul Nice made a motion to approve the application. It was seconded by Steve Barndt and all voted in favor.

Discussion took place regarding the meeting dates and times for 2026 to be advertised. It was decided to move the meetings for 2026 to 6p.m.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, January 5, 2026 at 6 p.m.

Mr. Worley made a motion to adjourn the meeting at 7:31 p.m. It was seconded by Mr. Nice, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Administration

and Community Development