

Ms. Beth Gooch called the Reorganizational Meeting of the Franconia Township Planning Commission to order at 6:00 pm on Monday, January 5, 2026. Planning Commission Members present included John Medendorp, Paul Nice, George Balzer, Douglas Worley, Steven Barndt, Charlotte Hunsberger 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. Doug Worley nominated John Medendorp. It was seconded by Steve Barndt, and all voted in favor, 7-0. Chairman Medendorp took over the meeting. He asked for a nomination for Vice Chairman. Mr. Worley made the motion that was seconded by Mr. Barndt to appoint Charlotte Hunsberger, and all voted in favor. George Balzer nominated Doug Worley for secretary, it was seconded by Paul Nice, 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 December 1, 2025. Hearing none, he asked for a motion to approve the minutes as submitted. The motion was made by Doug Worley and seconded by Paul Nice. The motion carried.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Mr. Michael Minervini was present on behalf of Crosspoint Baptist Church. The plan presented shows an addition to the existing sanctuary and an increase in the size of the parking lot. The project also proposes lighting and stormwater management. Mr. Minervini went over the waivers including relocating required trees from the parking islands to elsewhere on site. The applicant will pay a fee in lieu of providing land for park and recreation use. The deferrals include road widening, sidewalks, curbing, 17 street trees and property line buffers.

Mr. Wallace stated that the proposed parking extends into the rear of the lot. The plan also shows an underground detention basin.

Chairman Medendorp asked for a motion to recommend conditional preliminary/final approval and for the waivers and deferrals as presented. Steve Barndt made such a motion. Paul Nice seconded the motion, and all voted in favor, 7-0.

NEW BUSINESS

Chairman Medendorp asked for a motion to formally accept the plans for Shoemaker Land Development. Mr. Barndt made the motion. Ms. Hunsberger seconded and all voted in favor, 7-0.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that an application was made by John and Hope Hartnett for variances for rear and side yard setbacks. This is the third application for the same detached accessory building. The applicants were not aware of the property lines and now need additional relief.

The members asked about the outcome of the hearing for the goats on Allentown Road. Ms. Gooch responded that the request was denied.

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, February 2, 2026, at 6 p.m.

Ms. Hunsberger made a motion to adjourn the meeting at 6:21 p.m. It was seconded by Mr. Barndt, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Administration

and Community Development