

Mr. John Medendorp called the Franconia Township Planning Commission to order at 6:00 pm on Monday, May 4, 2026. Planning Commission Members present included John Medendorp, Paul Nice, Douglas Worley, Charlotte Hunsberger, 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.

APPROVAL OF MINUTES

Chairman Medendorp asked if there were any comments or corrections to be made to the minutes from April 6, 2026. Corrections were made to the minutes. Mr. Medendorp asked for a motion to approve the minutes as corrected. The motion was made by Ms. Hunsberger and seconded by Mr. Worley. The motion carried, 6-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

(#03-25) Shoemaker – Virnelson Land Development - Mr. Oliver Gingrich stated that Virnelson Diesel Services has been operating under the existing building and this plan shows a new service building. The site is 26 acres. The Virnelson operation plans to vacate the old building and occupy the new one. Mr. Scott McMackin, reported that the application is similar to the Zoning Hearing application. The land development is just for the Virnelson building. This is a second submission and a number of reviews have been completed by the Township Engineer. The NPDES application has been submitted and reviewed, revision are in progress. There are a number of waivers that are being requested. A waiver is requested from providing a traffic impact fee. The current operation is just moving to a new location at the same site. There is an increase in the building size so a fee will be calculated. Deferrals are requested to be continued from prior plans including road widening, street trees and sidewalk. An easement is offered for the potential future Liberty Bell Trail and the request is for that to fulfill the open space requirement.

Mr. Wallace recommended that a speed study be conducted based on the 35 mph that then drops to 15 mph and if the distance would be adequate. Discussion took place about a Knox box to allow for emergency access to the new building. Mr. Wallace reported that the net increase in square footage would result in a Traffic Impact Fee of \$12,800. Mr. Worley made a recommendation not to waive the fee. Chairman Medendorp asked for a motion to recommend conditional approval to the Board with a reduced fee and waiver #4 subject to the speed study.

Charlotte Hunsberger recused herself from the vote. Doug Worley made the motion and it was seconded by Paul Nice. The motion passed, 5-0.

(#01-26) Denis Vucenovic Minor Subdivision – Tim Wallace stated that this is a one lot subdivision where the only comment was about a well and in their response letter it was agreed upon that both lots will connect to public water at the time of the development of lot 2. Six waivers were presented including the deferral for sidewalk, showing steep slopes until the development of lot 2 as well as the park and recreation fee. Doug Worley made the motion to recommend preliminary/final approval. Nancy Shelly seconded the motion, and it passed, 6-0.

NEW BUSINESS

(#03-26) JMA Realty LLC – Old Dutch Cupboard Land Development

A motion to formally accept the plans was made by Doug Worley and seconded by Nancy Shelly, motion carried.

(#04-26) Souderton Area High School Amended Land Development

Ms. Hunsberger motioned to formally accept the plans. Ms. Shelly seconded and all voted in favor.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that St. Luke's Health Network, submitted an application to replace an existing post and panel sign with a larger monument sign for the property located at 205 W Reliance Road.

Mr. Jia, 685 Cowpath Road, has submitted an application for a yard variance to permit a deck to encroach into the rear yard setback twelve feet.

Mr. Rawling, 158 Harleysville Pike, has submitted another application to move the previously approved shed/office closer to the property line and for side yard relief for four additional structures including a sauna, shower, hot tub, and a greenhouse.

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, June 1, 2026, at 6 p.m.

Ms. Hunsberger made a motion to adjourn the meeting at 6:33 p.m. It was seconded by Mr. Worley, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Administration

and Community Development