

Ms. Gooch announced that John Medendorp has submitted his resignation. He and his family are moving outside of the Township. The Township is grateful for the time he served the community.

Mr. Doug Worley called the Franconia Township Planning Commission to order at 6:29 pm on Monday, July 6, 2026. Planning Commission Members present included Paul Nice, George Balzer and Steven Barndt. Director of Administration and Community Development Beth T. Gooch, Township Engineer Timothy Wallace and Township Solicitor Eric Wert were also present.

APPROVAL OF MINUTES

Secretary Worley asked if there were any comments or corrections to be made to the minutes from May 4, 2026. Hearing none, Mr. Worley asked for a motion to approve the minutes as submitted. The motion was made by Mr. Balzer and seconded by Mr. Nice. The motion carried, 4-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

(#02-26) Living Branches Derstine Community – Mr. Bill Fredericks read through the waiver requests. Mr. Worley summarized a waiver for storm pipe size, made a recommendation not to waive the park and recreation fee, as well as not recommending a crosswalk over Cowpath Road into Kingsfield. Steve Barndt questioned the p loop and the Fire Marshal's comments. No Fire Marshal review has been received at this time. Mr. Worley asked for a motion to recommend conditional/final approval. The motion is conditioned upon the Fire Marshal approval, the approval of the storm pipe by the Township Engineer and the conditional use application and rezoning of the property approvals by the Board of Supervisors. Mr. Nice made the motion and Mr. Barndt seconded and the motion carried, 4-0.

NEW BUSINESS

(#05-26) Grace community Church Land Development

A motion to formally accept the plans was made by Steve Barndt and seconded by Paul Nice, the motion carried.

(#06-26) Bergey's Jeep Dodge Ram Land Development

Mr. Rick Mast presented plans for additional service space for an existing use of the Bergey's property. It will be attached to an existing service center and includes write-up lanes. No service will be performed in this space. It will include customer lounge areas with workstations. Mr. Ben Yothers stated that it will be larger and more modern to improve customer experience. There is no increase in impervious coverage, they will actually lose eight to ten parking spaces. Mr. Mast added that the plan will also bring the ADA spaces up to current specifications. He addressed the two zoning issues raised in the review letter. The addition is not an accessory use but part of the principal use of an automobile dealership and should not be restricted to the 25% increase. It was agreed that a comprehensive parking plan would not be required as part of this project since 94% of the site is not affected. The waivers include deferrals for road widening, sidewalk, street trees and right of way dedication. Discussion took place regarding the traffic impact fee. The Planning Commission felt that a fee should be paid but that the Board of Supervisors may wish to consider a reduced fee since Bergey's may not be increasing the traffic at the site.

Mr. Barndt made a motion to recommend conditional preliminary final approval based on the waivers and deferrals as presented and the clarification of the two zoning issues. Mr. Nice seconded the motion, and all voted in favor, 4-0.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch announced that there were no hearings scheduled for July. She reported that St. Luke's Health Network, was approved for the monument sign at 205 W Reliance Road at the June hearing.

Mr. Jia, 685 Cowpath Road, has received approval to permit a deck to encroach into the rear yard setback by twelve feet.

Mr. Rawling, 158 Harleysville Pike, has received approval for the variances for the proposed greenhouse and denial for the additional structures he proposed. The denial Included a sauna, shower, and hot tub.

OTHER BUSINESS

Data Center Ordinance – Mr. Wert stated that the proposed ordinance was created to protect the Township and the resident's water, electrical and power usage. The draft has been distributed and the ordinance advertised. The public hearing is scheduled for Monday July 20 at 6 p.m.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, August 3, 2026, at 6 p.m.

Mr. Barndt made a motion to adjourn the meeting at 7:04 p.m. It was seconded by Mr. Nice, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Administration

and Community Development