

Mr. Gerald DeLong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, August 5th, 2019. Planning Commission Members present included Chairman Jerry DeLong, Steven Barndt, Douglas Worley, George Balzer and John Medendorp. Director of Planning and Zoning Beth T. Gooch, Township Engineer Russell Dunlevy, and Township Solicitor Eric Wert were also present. Keith Kneipp and Nancy Shelly were absent and excused.

APPROVAL OF MINUTES

Chairman DeLong asked if there were any comments or corrections to be made to the minutes, hearing none, Mr. Barndt made a motion for approval. Mr. Worley seconded the motion to approve the minutes from the May 6th, 2019 regular meeting. The motion passed, 5-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

None

NEW BUSINESS

Bayard Estates (#04-19) Chairman DeLong asked for a motion to formally accept the plans submitted for Bayard Estates. Mr. Barndt motioned, and it was seconded by Mr. Medendorp. All voted in favor.

ZONING HEARING BOARD APPLICATIONS

None

OTHER BUSINESS

Indian Valley MEH LLC – Zoning Map and Ordinance amendment application

Ms. Gooch explained that the rezone application pertains to the residential lot adjacent to 4 S Countyline Road also known as Biggie's, which is zoned commercial. The property is located at 14 Countyline Road and is in the R-100 zoning district of the Township. Should the rezone be approved the applicant proposes to combine the two lots and develop the property with medical offices and associated parking. The Ordinance amendment application proposes for the detention basin regulations to be moved from the Zoning Ordinance to the Subdivision and Land Development Ordinance. This would still require Township Engineer reviews, but waivers can be

granted by the Board of Supervisors instead of needing zoning relief from the Zoning Hearing Board. Mr. Russell Dunlevy offered that many municipalities do list the detention basin requirements in the SALDO and it seems logical. Discussion took place as to why the detention requirements were originally in the Zoning Ordinance. The consensus of the Planning Commission is that this use would be an improvement over the existing use of the property.

NEXT SCHEDULED MEETING

The next scheduled meeting is Tuesday, September 3rd, 2019 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. Medendorp seconded the motion. The motion passed. The meeting adjourned at 7:12 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning