

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, February 3rd, 2020. Planning Commission Members present included Jerry DeLong, John Medendorp, Nancy Shelly, Steven Barndt, and Douglas Worley. Director of Planning and Zoning Beth T. Gooch, Township Engineer Janene Marchand, and Township Solicitor Eric Wert. George Balzar was absent.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes, hearing none he asked for a motion to approve the minutes as submitted. Mr. Barndt made a motion to approve the minutes from the January 6, 2020 regular meeting. Mr. Worley seconded the motion. The motion passed, 6-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Allebach Tract (#02-19) None.

NEW BUSINESS

County Line Road Medical Office Building (#01-20) Mr. Joe Kuhls was present on behalf of Indian Valley MEH to present to the Planning Commission a proposed medical office building at Township Line Road and County Line Road. He explained that the proposal has been before the Board of Supervisors and received a rezone or map change for the non-conforming parcel adjacent to the property formally known as Biggie's. He also reported that the project has received variances for parking setbacks from the Zoning Hearing Board. He stated that the proposal is for a CHOP facility with more than significant parking. He added that no review letters have been received yet and this is just an introduction to the project. Next month, following receiving the review letters and provided there are no surprises, he will be requesting a recommendation for preliminary/final approval. Mr. Medendorp asked if CHOP was relocating one of its offices. Mr. Kuhls responded that it is not clear if it is a relocation or a new operation. The Planning Commission commented in general that it will be a nice improvement to the Township.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch informed the Planning Commission that a hearing is scheduled for Thursday, February 7th for an accessory structure on property located 868 Ruth Road. The detached garage will exceed the square footage permitted as well as encroach into the side yard setbacks.

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, March 2nd, 2020 at 7:00 p.m. Mr. Barndt made a motion to adjourn the meeting. Mr. DeLong seconded the motion. The motion passed. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning