

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, May 2nd, 2022. Planning Commission Members present included Keith Kneipp, John Medendorp, Jerry DeLong, and Doug Worley. Township Engineer Douglas Rossino and Township Solicitor Eric Wert were also present.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes from the April 4, 2022 meeting. Hearing none, he asked for a motion to approve the minutes as submitted. Doug Worley made the motion, and it was seconded by Jerry DeLong, all voted in favor, 4-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

(#01-22) Souderton Borough Public Works Building

Mr. Josh Gross, CKS Engineering, was present on behalf of Souderton Borough. He stated that the plan approval is pending variances that were granted by the Zoning Hearing Board during the April 7th, 2022 hearing. Mr. Rossino reported that following the meeting on March 7th, where the plan was granted preliminary/final approval conditioned upon legal determination for the variances and the special exception, a zoning application was filed. Mr. Wert asked if there were any changes to plan since the March meeting. Mr. Gross responded that there has been additional landscaping added and the salt shed has been rotated. No further action is required.

(#04-22) NCC Automated 255 Schoolhouse Road Land Development

Mr. John Reibow, Gorski Engineering, design builder for NCC Automated Systems, informed the Commission that the company makes conveyor systems for food products. They are in need for a larger space to set up those systems. No additional offices will be added. There are two existing driveways. One for passenger vehicles and the other for trucking. Phase I shows a 29,000 square foot addition. The new driveway will loop around for Emergency Service access. Some additional parking has been added and the plan does not need any zoning relief. The proposed parking in reserve wouldn't be needed until Phase II. Mr. Reibow added that the parking will meet the code and the numbers for parking compliance. Mr. Rossino stated that the storage and trash collections areas should be added to the plan. Mr. Reibow went over the requested waivers including the existing 18-foot parking lot stalls, the 24-foot aisle width, and various required landscaping around

the stormwater basins and the side abutting the flag lot along the drive. He stated that the front has a whole landscaping plan and will comply along the front of the property. Mr. Medendorp suggested that the waivers granted be consistent with the neighboring parcel developed as the 209 Schoolhouse Road project. Mr. Reibow added a waiver for curbing the entrances. Both entrances are existing, for twenty years and the water currently sheet flows into the basin. Mr. Rossino added that both the requirement for Open Space and the use of land for park and recreation should be discussed with the Board of Supervisors. The proposed basin is being designed for all the phases. Mr. Medendorp made the motion to recommend conditional preliminary/final approval. It was seconded by Mr. Worley and the motion carried.

(#02-22) Ziegler Minor Subdivision – 861 Sunset Lane

Mr. Rossino stated that the original plan, presented on March 7th received conditional final recommendation pending a legal determination for the flag lot requirements. New plans have been submitted that eliminate the flag lot. The proposed lot now has 200 feet of street frontage. Lot 2 has been shrunk down and the yard setbacks are now compliant. The ordinance allows a 10-acre lot to subdivide one time and the new second lot is in compliance. He added that the applicant needs to provide evidence of operational septic or hook up to public sewer. The lots will have a shared driveway, and this will require easements. Mr. Worley motion for the conditional final recommendation and Mr. Delong seconded the motion. All voted in favor, 4-0.

NEW BUSINESS

None

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch informed the Commission that there are three hearings currently scheduled. The first is for 631 Keller Creamery Road for a detached garage that exceeds the size and height permitted. The second is for the Indian Valley Meadows Homeowners Association. They are proposing to convert an existing storage building by the community's pool into a public meeting room for their monthly meetings. The third application is for 629 Crestwood Drive, to permit an inground pool within the rear yard setbacks.

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, June 6th, 2022, at 7 p.m.

Mr. Worley made a motion to adjourn the meeting at 7:56 p.m. It was seconded by Mr. DeLong, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning