

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, June 6<sup>th</sup>, 2022. Planning Commission Members present included Keith Kneipp, John Medendorp, Jerry DeLong, George Balzer, Nancy Shelly, Steve Barndt and Doug Worley. Township Engineer Janene Marchand and Township Solicitor Eric Wert were also present.

## **APPROVAL OF MINUTES**

Chairman Kneipp turned the meeting over to Vice Chairman Medendorp. Mr. Medendorp asked if there were any comments or corrections to be made to the minutes from the May 2, 2022, meeting. Hearing none, he asked for a motion to approve the minutes as submitted. Steve Barndt made the motion, and it was seconded by Doug Worley, all voted in favor, 7-0.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

(#07-21) Souderton Mennonite Homes Land Development

Mr. Gooch stated that revised plans have been submitted and a new review will be completed prior to the next meeting. The project will be discussed in July.

### **NEW BUSINESS**

Schoolhouse Road Sketch Plan - Mr. Nate Clemmer, from Synatek Solutions, was present to discuss the proposed land development plan for a flag lot on Schoolhouse Road. He stated that Synatek has been in business for 17 years and is a spin off of Moyer and Son. Currently they are renting property across Schoolhouse Road in the Hagey Center Drive business development. They occupy 27,000 square feet of building space. They also have operations in Pottstown with 60,000 square feet as well as in Harleysville and New Jersey. The business continues to expand and currently the primary need is for yard space to park trailers and palletized winter products. The sketch plan proposes a 5,000 square foot building and the remainder will be impervious surface for outdoor storage.

Mr. Scott Mill, Van Cleef Engineering, stated that the property is zoned Limited Industrial and will be used for a contractor's office and storage. The parcel is 9.4 acres and is an existing flag lot. The property drains from south to north with the Skippack Creek along the back of the lot. There is also a PECO easement to the rear of the property. The ordinance requires a minimum of 5,000

square feet of flex space as well as 18 parking spaces. The majority of the remaining land will be stone or paved areas and will also contain stormwater management facilities. Discussion took place regarding the basins and the design possibilities. Concern was raised about salt and or chemicals washing into the Creek should there not be curbing installed to the rear of the paved area for storage. Mr. Clemmer informed the members that it will be mostly deicing products, grass seed and the nothing considered hazmat or flammable will be stored on the property. The building will not be occupied on a regular basis. Employees may be onsite on a seasonal basis. The plan will be designed to accommodate a 53-foot tractor trailer. Security, lighting, possible gating and landscaping requirements will all be addressed during the full design of the plan. It was recommended that the applicant submit a land development application and proceed with their submission.

### **ZONING HEARING BOARD APPLICATIONS**

Ms. Gooch informed the Commission that there were four hearings last Thursday June 2<sup>nd</sup>. The first had been continued from the previous month and was for a variance of rear yard setbacks to install an inground pool. The revised plans show the pool further from the property line than initially. There was neighbor opposition, but the variance was granted. The second application was for the Rising Sun Inn. They were granted an amendment from a previous decision, to permit the existing deck to be covered with a roof. An accessory building exceeding the height permitted, was also granted for 680 Godshall Road. The last application was for a flag lot on Rising Sun Road. The property is four acres, and the request was to develop the property and not be required to double the setback requirements. The plan does follow the regular setbacks for the RR district with 100 foot front and rear yards, as well as 75 foot side yard setbacks.

### **OTHER BUSINESS**

None

### **NEXT SCHEDULED MEETING**

The next scheduled meeting is Tuesday, July 5<sup>th</sup>, 2022, at 7 p.m.

Mr. Worley made a motion to adjourn the meeting at 7:27 p.m. It was seconded by Mr. Barndt, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning