

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:03 pm on Monday, November 6<sup>th</sup>, 2023. Planning Commission Members present included Keith Kneipp, Doug Worley, Steve Barndt, Paul Nice, John Medendorp and Nancy Shelly. Director of Administration and Community Development Beth T. Gooch, Township Engineer Janene Marchand and Township Solicitor Eric Wert were also present. George Balzer was absent.

## **APPROVAL OF MINUTES**

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes from October 2, 2023. Hearing none, he asked for a motion to approve the minutes as submitted. The motion was made by Steve Barndt and seconded by Nancy Shelly. The motion carried, 6-0.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

(#02-23) Penshyre Place – Cherry Lane Mr. David Caracausa stated that the proposed development is on property approximately 3 acres on the east side of Cherry Lane, with 400 feet of frontage across from Souderton Borough. The plan shows all single family lots in the R-100 to be served with public water and sewer. The five lots are by right with lot 1 containing the PPL easement and lot 5 the stormwater management system. The proposal shows road widening, the relocation of 6 utility poles, curbing and sidewalk across the frontage. The full width of Cherry Lane will be overlaid. There are two off-street parking spaces and the homes will be at least four bedrooms and two and a half baths, with two car garages. Mr. Caracausa reported that the majority of the review letter dated October 31<sup>st</sup> is all will comply and there is only one item needing discussion. There is no sidewalk across the street, but this plan will connect across to Penn Avenue. He is requesting not to extend sidewalk all the way to Mifflin.

Mr. Alex Hughes, The Crossroads Group, went through the waiver requests including the request to not sidewalk in front of the easement on lot 1. Mr. Paul Nice suggested requiring the connection to Mifflin. Mr. Caracausa raised concern that it is only a five-lot subdivision and already moving existing poles and the sidewalk along the frontage, a subdivision of this size cannot support the additional connection to Mifflin. More discussion took place about crossing Cherry at Mifflin and the safety concerns. Mr. Medendorp requested that the ADA ramp at Penn be corrected as it is facing the wrong way for access. Ms. Marchand added that the applicant is agreeing to the cross walk and signage. Mr. Worley made a motion to recommend conditional preliminary/final approval

to the Board of Supervisors provided the ADA ramp at Penn is included. Mr. Barndt seconded the motion, and all voted in favor.

### **NEW BUSINESS**

None

### **ZONING HEARING BOARD APPLICATIONS**

Ms. Gooch informed the board that the application for 411 Cowpath Road is to construct a single-family dwelling on a non-conforming lot. Side yard variances and a building coverage variance are requested. The hearing is scheduled for Thursday December 7th at 7pm.

### **OTHER BUSINESS**

None

### **NEXT SCHEDULED MEETING**

The next scheduled meeting is Monday, December 4, 2023, at 7 p.m.

Mr. Barndt made a motion to adjourn the meeting at 7:58 p.m. It was seconded by Mr. Worley, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Administration

and Community Development