

Chairman Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:01 pm on Monday, August 5, 2024. Planning Commission Members present included Keith Kneipp, Doug Worley, Steve Barndt, Paul Nice, John Medendorp, Nancy Shelly and George Balzer. Director of Administration and Community Development Beth T. Gooch and Township Engineer Timothy Wallace were also present.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes from July 1, 2024. Hearing none, the motion was made by Steve Barndt and seconded by Doug Worley to accept the minutes as submitted. The motion carried, 7-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

(#03-24) Landis Land Development – No discussion this evening.

(#06-24) 302 Leidy Road Sketch Plan – Mr. Oliver Gingrich was present on behalf of Harry Shoemaker Manufacturing Solutions. Mr. Harry Shoemaker stated that it has been operating since 1958 and has the opportunity to expand the business with a top customer and do some work for the US Navy. They are currently applying for grants from the government. That is the plan for the 30,000 square foot expansion to the building. Virnelson Deisel is the second building. The family rented a building with space to do customized diesel truck work. They are unable to find another building to grow into and would like to keep the family business onsite.

Mr. Scott McMackin, the engineer for the project, stated that the property is a flag lot with a small access off to the left. The plan shows two additions, one 10,000 square foot and one 20,000 square feet. Additional parking and a drive to the new building are also proposed. The property is 26 acres and there will be stormwater management and other improvements designed. There is a zoning issue for the diesel repair shop that will need to be addressed. Mr. Cory Virnelson explained that the business services mid-size truck repair. They do not work on tractor trailers. There were questions on the proposed location of the new building in the back of the property for Virnelson Diesel. Mr. McMackin stated that there is a 150-foot setback to the edge of the parking and the existing septic in the northern area needs to be expanded. The lot drains down from the

right to the left side of the lot. There is currently onsite septic and well water. Any waste product from the business goes into drums and is then picked up and taken off site.

Mr. Shoemaker reported that there will likely be the addition of about 15 employees to cover the new work. Questions were raised concerning access for fire services and the location of the nearest fire hydrant. The fire marshal will be consulted. The applicant will submit for zoning relief and return with a revised plan.

(#05-24) 434 Lower Road – Mr. Rick Mast stated that a new draft plan has been submitted to resolve the impervious cover issue. The existing lot has a non-conforming use and some storage buildings on the property. The plan shows the removal of 2 former hatchery buildings and some stone impervious cover. The non-conformity is being reduced and a portion of lot 2 is proposed to be held and restricted to count towards the impervious coverage for lot 1. The reason for this is to keep the lot line straight. Mr. Tim Wallace stated that there is more than enough land to adjust the lot line and conform to the requirements. Mr. Mast responded that it compromises the design of the single-family lot. The property owners do not want to move the location of the house so the line would need to be moved in front of the house. Mr. Wallace suggested the alternative of getting a variance. Mr. Mast explained that the applicant is not interested in a variance and will follow what the Township is requiring. The waiver from the requirement to connect to public sewer is being removed and the applicant will connect the single-family dwelling. A deferral from the addition of any right of way dedication is requested. Discussion took place about the parking for lot 1. Mr. Mast reported that there are 54 spaces and 51 are required. Chairman Kneipp asked for a motion to recommend conditional preliminary/final approval upon moving the lot line to accommodate the impervious coverage at the review of the Township Engineer. Steve Barndt motioned for such approval. It was seconded by Nancy Shelly, the motion carried, 7-0.

NEW BUSINESS

(#07-24) Peter Becker Apartment Building – Suzanne Owens and Harry Snyder were present on behalf of Peter Becker Community. The original building was built in 2003 as Phase I, the Maplewood Estates Building. The proposed plan shows 45 additional residential apartment units with additional parking and covered parking. Mr. Wallace asked if the parking was sufficient. Ms. Owens responded that the first building, Maplewood, has 30 empty spaces as residents gradually

have less vehicles as they stay longer. Mr. Wallace read the waiver review letter. Waivers included interior curbing and providing a smaller storm pipe. Steve Barndt made a motion to formally accept the plans. Nancy Shelly seconded, and all voted in favor. The project will be back before the Planning Commission with an engineer review letter.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that the application for a proposed warehouse at 24 Allentown Road received approval to permit more than 10 parking spaces between the building and the roadway. The spaces are still behind the front yard setbacks but located in front of the building. The building has been reduced to 150,000 square feet.

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Tuesday, September 3, 2024, at 7 p.m.

Mr. Barndt made a motion to adjourn the meeting at 8:06 p.m. It was seconded by Mr. Worley, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Administration

and Community Development