

Vice Chairman John Medendorp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, October 7, 2024. Planning Commission Members present included John Medendorp, Doug Worley, Steve Barndt, Paul Nice, 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**

Vice Chairman Medendorp asked if there were any comments or corrections to be made to the minutes from August 5, 2024. Hearing none, the motion was made by Paul Nice and seconded by Steve Barndt to accept the minutes as submitted. The motion carried, 6-0.

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

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

(#07-24) Peter Becker Apartment Building – Mr. Bill Fredericks, the engineer for the project, informed that Board that this is Phase V of the previous master plan. The cottages were Phase IV and are complete and this proposed plan is for 45 individual units. The building is along the existing road, Magnolia Court, and it will not be modified. There are no new connections to Schoolhouse Road and no new driveway connections. Mr. Fredericks presented the waiver requests, including preliminary/final consideration and deferrals from sidewalks and curbing. He explained that the interior curbs are more difficult for the residents to step up and over without a railing. Another waiver was requested to permit 12' storm pipe and to provide a fee in lieu of dedicating land for park and recreation. Steve Barndt made a motion to recommend conditional preliminary/final approval. It was seconded by Doug Worley, and all voted in favor.

### **NEW BUSINESS**

(#08-24) Cross Point Baptist Church – Mr. Rich Kapusta presented the Planning Commission with a request from the church for a waiver of land development. He stated that the property contains

the original farmhouse that has a few Sunday school classrooms and offices. The worship facility has the sanctuary and small fellowship hall and some more classrooms. The proposed addition is 20 feet and will almost double their seating capacity. In the parking area there were 11 spaces that were never constructed as part of the original approved plan back in around 2000. With the addition 89 spaces will be required. The church wants to have 137 spaces to accommodate their growth. The 20 x 45 addition is a 900 square foot footprint, and they wish to keep it simple. Mr. Wallace asked about any necessary modifications to the existing storm basin with 15,000 square foot increase of impervious coverage. Mr. Kapusta stated that they are looking for direction. Discussion took place on the Institutional Use of the property. A copy of the variance previously granted will be provided to the Township engineer. A review letter will be issued, and the project will be back on the agenda of a future meeting. A motion to formally accept the plans was made by Steve Barndt and seconded by Nancy Shelly. The motion carried, 6-0.

(#09-24) 24 Allentown Road – Doug Worley motioned to formally accept the plans. Nancy Shelly seconded the motion, and all voted in favor.

## **ZONING HEARING BOARD APPLICATIONS**

Ms. Gooch reported that there are two applications for November. J. Harry Shoemaker has submitted for a use variance for his property located at 302 Leidy Road as part of the sketch plan proposal that the Planning Commission was presented with at the last meeting. It is to permit Virnelson Diesel Servies, LLC to operate diesel repair services to vehicles. The second application is also for a use variance for property located at 304 Schoolhouse Road, to permit a solar panel field in the Industrial district of the Township.

## **OTHER BUSINESS**

Mr. Wallace explained that the 205 Schoolhouse Road project needs an additional waiver after the PennDOT review of the driveway. A waiver from §122-18.E(1)(a)[2][a], to realign the drive to match up with the drive across the road. Mr. Barndt motioned to recommend approval. Mr. Worley seconded, and the motion passed.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, November 4, 2024, at 7 p.m.

Mr. Barndt made a motion to adjourn the meeting at 7:26 p.m. It was seconded by Mr. Worley, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Administration

and Community Development