

Mr. Douglas Worley called the Franconia Township Planning Commission to order at 7:00 pm on Monday, July 7, 2025. Planning Commission Members present included Douglas Worley, Paul Nice, Steven Barndt, and Charlotte Hunsberger. Director of Administration and Community Development Beth T. Gooch, Township Engineer Timothy Wallace and Township Solicitor Eric Wert were also present.

APPROVAL OF MINUTES

Vice Chairman Worley asked if there were any comments or corrections to be made to the minutes from March 3, 2025. Hearing none, he asked for a motion to approve the minutes as submitted. The motion was made by Steve Barndt and seconded by Paul Nice. The motion carried, 4-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

None

NEW BUSINESS

(#01-25) 478 Smokepipe Road Majorie Landis Minor Subdivision. Mr. Scott Camburn with Urwiler and Walter presented the Board with a plan of parcel consolidation and a 2-lot minor residential subdivision of 478 Smokepipe Road. He explained that there is an existing dwelling on Lot 1 with an existing septic and an on lot well for the existing dwelling that will connect to public sewer after the subdivision. The one residential future dwelling, Lot 2, that is proposed will connect to public sewer and have an on lot well. All of the items in the Engineer review letter are will comply. The plan does require a few waiver requests. Waivers from sidewalk, curbing and road widening are all requested. An additional waiver is requested to provide a fee in lieu of land for park and recreation. Mr. Worley confirmed that the seven street trees would be included just located elsewhere on the site at the time of the development of Lot 2. Mr. Wallace recommended that the road improvements actually be deferrals and not waivers. Mr. Camburn stated that there are two existing PPL easements for 100-foot-wide overhead electric line over Lot 2 and a PPL easement along the frontage that goes outside the right of way. Mr. Wallace added that a benefit of this plan is that it eliminates a land locked parcel. Lot 2 will have to comply with all the requirements of the SALDO. Mr. Barndt made a motion to recommend approval to the Board of Supervisors. Mr. Nice seconded the recommendation, and all voted in favor.

(#02-25) WB Homes Select at Rising Sun Road. Mr. Steve Barndt made a motion to formally accept the plans. It was seconded by Mr. Nice and the motion passed.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that there were two hearings held Tuesday July 1st. The first was for 917 Harcourt Lane for a swimming pool with less than the required rear yard setback. Originally the plan had exceeded the maximum amount of impervious coverage permitted, but the applicant amended the application. The rear yard variance was granted.

The second application for 505 Hunsicker Road was for a detached garage over the 800 square feet permitted and located in the front yard setback of the property. The property is a corner parcel, and the angle of the existing house pushed the driveway towards the street frontage of Creamery Road. This application was also granted.

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, August 4, 2025, at 7 p.m.

Mr. Nice made a motion to adjourn the meeting at 7:12 p.m. It was seconded by Mr. Barndt, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Administration

and Community Development