

Mr. John Medendorp called the Franconia Township Planning Commission to order at 6:00 pm on Monday, February 2, 2026. Planning Commission Members present included John Medendorp, Paul Nice, Douglas Worley, Steven Barndt, Charlotte Hunsberger and Nancy Shelly. Director of Administration and Community Development Beth T. Gooch, Township Engineer Timothy Wallace and Township Solicitor Eric Wert were also present.

APPROVAL OF MINUTES

Chairman Medendorp asked if there were any comments or corrections to be made to the minutes from January 5, 2026. Hearing none, he asked for a motion to approve the minutes as submitted. The motion was made by Nancy Shelly and seconded by Paul Nice. The motion carried, 6-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Mr. Justin Strahorn, with WB Homes, stated that WB is the equitable owner of the property they are purchasing from Little Zion Church. Variances were granted by the Zoning Hearing Board to allow single family dwellings along with some dimensional requirement variances. The proposed plan is for four (4) single family lots that are two to two and a half acres taking access to Rising Sun Road. This will be a private drive servicing a total of five houses, including one existing house, on the one drive. Public sewer is proposed and the lots will have private water. The most recent engineer review letter contains clean up items, but no new additional planning items. The application for the NPDES permit has been submitted.

Mr. Strahorn presented the waivers to the Planning Commission. The requests included a waiver to permit preliminary/final approval, a waiver from public water as it is not available, and a waiver to permit the stone trench to be closer than ten feet from a property line. WB is requesting deferrals for road widening, curbing, and sidewalk. The shared driveway is to be considered a private road and will be cared for by the Homeowners Association. The drive is twenty feet wide from Rising Sun until it gets past the first house and then narrows to sixteen feet. A recommendation was made to add a note to the plan to prohibit any future subdivision. Additional waivers include the size of the storm pipe, a fee in-lieu of providing land for park and recreation, and to permit the detention basin to be closer than 100 feet of any building. A deferral is requested for the dedication of Morwood Road, as it bisects the property and is a PennDOT road, until the time that the church does any future development.

Discussion took place regarding the required maintenance of the driveway and the location of the mailboxes or cluster boxes. Mr. Wallace also pointed out that the church is proposing six new parking spaces as part of this plan.

Mr. Larry Quinn, 751 Rising Sun Road, raised concerns about the speed of traffic on Rising Sun Road, the number of school bus stops, and the potential of large trucks entering his property while trying to access the new driveway. He added his concern for public safety with the proposed new intersection. Mr. Wallace reported that it is only a driveway for four additional houses, it is not an intersection, and the plan is within the PennDOT requirements. Mr. Quinn added that he wants the driveway to be moved to Morwood Road as Rising Sun Road is not as wide.

Mr. Strahorn stated that the construction will likely last a few months for the site work and about six months to a year to build a house. Mr. Medendorp asked for a motion to recommend preliminary/final approval conditioned upon the compliance of the review letter along with the waivers and deferrals as requested. The motion was made by Doug Worley and seconded by Steve Barndt. The motion passed, 6-0.

NEW BUSINESS

None

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that Ken Dietrich, KJ Doors, has made an application for a variance to permit an electronic messaging board to replace the existing sign on the property located at 751 Harleysville Pike.

Keystone Custom Homes has submitted two applications, both for in-law suites in new construction homes. The property located at 228 W Cherry Lane shows a proposed in-law suite that will also need a variance to permit a second front entrance. The property located at 540 Willow Bend Drive proposes an in-law suite also with an entrance at the front of the dwelling and a variance to exceed the 1,000 square foot maximum. Discussion took place as to whether the proposed plans fit the definition of in-law suite and if they are an integral connection to the main dwelling. The consensus of the Commission was to recommend to the Board of Supervisors to enforce the code and current requirements and oppose the applications. Mr. Worley motioned for the recommendation. Mr. Barndt seconded and all voted in favor.

OTHER BUSINESS

Agricultural Security Area – Mr. Matt Clemmer has requested that the Township move his property located at 432 Delp Road into the Agricultural Security Area. The parcel is just over ten acres and Mr. Clemmer raises steer on his property, which fits the criteria required by the county. Mr. Worley made a motion to recommend approval of the application. Mr. Barndt seconded the motion and the motion passed.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, March 2, 2026, at 6 p.m.

Mr. Barndt made a motion to adjourn the meeting at 6:51 p.m. It was seconded by Ms. Shelly, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Administration

and Community Development