

Mr. John Medendorp called the Franconia Township Planning Commission to order at 6:00 pm on Monday, April 6, 2026. Planning Commission Members present included John Medendorp, Paul Nice, Douglas Worley, Steven Barndt, Charlotte Hunsberger, George Balzer 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 February 2, 2026. 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, 7-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

None

NEW BUSINESS

(#01-26) Denis Vucenovic Minor Subdivision - Mr. Medendorp asked for a motion to formally accept the plans. Mr. Barndt made the motion, and Ms. Hunsberger seconded the motion. All voted in favor.

(#02-26) Living Branches Derstine Community – Mr. William Fredericks was present to provide an overview of the proposed land development. He explained that there has been a text amendment that has been about seven years working. It was approved by the Board of Supervisors in February. The amendment allows for this kind of community plan with conditions such as the distance from an existing CCRC. Engineered plans have been submitted showing 69 units and a clubhouse in the middle. There will be seven singles and 62 duplex units all age targeted. On the left side of the plan are walking trails between the units and trails that go around the perimeter. The basins are located towards the top and one to the left of the plan. They will be MRC basins and discharge to the north. There are existing inlets on this side of Cowpath Road. A lot of trees are shown as required. Landscaping along Cowpath Road is pretty dense and driven by the text amendment. The property will be serviced by public water and sewer. Waivers for the plan pertain mainly to streets and are intended to remain private. Another waiver pertains to an alley behind the singles on the left of the plan. There is an additional waiver to the pipe size used for stormwater management.

Every unit has a two-car garage and driveway. There are sidewalks on both sides. Any amenities outside of the clubhouse such as a patio have not been shown but will be accounted for in the stormwater calculations. Mr. Balzer asked about the capacity of the clubhouse. Mr. Fredericks reported that has not been determined yet, but there are seven spaces and parallel parking as well as eight spaces behind. The property will be for Independent living with an age restriction of 62. Concern for guest parking was raised. Mr. Fredericks stated that the parking is about four per unit. Mr. Medendorp asked about connectivity between the campuses. There will be shuttle service provided but no walkability.

Ms. Donna Barndt, 301 Godshall Road, asked about water flowing into the creek. Her driveway goes over the creek, and it often goes over the driveway. Mr. Fredericks explained how the basins operate and that they slow the flow rate of the water. Ms. Barndt asked if there will be any berms and was informed that the grading will just go back to the basin with buffering. Mr. Jordan Nyce, 240 Cowpath Road, asked about utilities, specifically public sewer and if it would be crossing the street and if it would impact the residents along Cowpath. Mr. Fredericks stated that the sewer line will go directly into the proposed development.

Ms. Charlotte Hunsberger motioned to formally accept the plans. Mr. Doug Worley seconded the motion. Geroge Balzer voted nay. The motion passed, 6-1.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that St. Luke's Health Network, submitted an application to replace an existing post and panel sign with a larger monument sign for the property located at 205 W Reliance Road.

Mr. Jia, 685 Cowpath Road, has submitted an application for a yard variance to permit a deck to encroach into the rear yard setback twelve feet.

OTHER BUSINESS

Agricultural Security Area – Mr. Zach Moore has requested that the Township move his property located at 1015 Long Mill Road into the Agricultural Security Area. Mr. Moore owns additional property in two neighboring municipalities that he is requesting to also be included in Franconia's ASA. He will need written permission from each of those entities in order to do so. The total amount of land as part of this application is over 100 acres with 33 being located in Franconia.

Mr. Medendorp asked for a motion to recommend conditional approval. Paul Nice made the motion, and it was seconded by Steve Barndt. The motion carried, 7-0.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, May 4, 2026, at 6 p.m.

Mr. Worley made a motion to adjourn the meeting at 6:34 p.m. It was seconded by Ms. Hunsberger, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Administration

and Community Development