

**FRANKLIN TOWNSHIP  
WORKSHOP MEETING  
BOARD OF SUPERVISORS MINUTES  
FEBRUARY 13, 2008**

**Call to Order:**

Mr. Richard Whipple, Chairman, called the February 13, 2008 Board of Supervisors Workshop Meeting to order at 7:03 p.m. Members of the Board that were present included Ms. Nan Latimer, Mr. Norman Hughes and Mr. Eric Brindle. Mr. Overton had advised earlier that he had a conflict with the meeting date. Others present included Mr. Ralph Olivier, Chairman of the Planning Commission, Mr. Phil Geoghegan, Chairman of the Open Space Committee, Mr. Grant Hitchens, Engineer from Surrender Kohli and Associates, Mr. Mark Thompson, Solicitor and Stephen Ross, Interim Township Manager. There were seven members of the public in attendance.

**Public Comment:**

Mr. Whipple advised that it was announced today that Chester County has granted awards through their Grants Program which include \$500,000 toward the Annand acquisition, \$1,150,000 toward the Natural Lands Trust acquisition of the Wilkinson (Mackie) property and another \$1,000,000 to the program for the acquisition of 1,700 acres of the Springlawn property. Awards also went to Elk and London Britain Townships. Mr. Whipple thanked Mr. Geoghegan and his committee for their work on behalf of the Township.

**Approval of Minutes – January 7, 2008:**

Mr. Whipple moved, seconded by Mr. Hughes, to approve the minutes of January 7, 2008 after correcting Mrs. Latimer to Ms. Latimer on page one, second paragraph after "Reappointments". Motion carried by a vote of 4-0.

**Old Business:**

- League Schedules: Mr. Ross provided a memo from Jeff Eastburn dated February 5, 2008 that included an attached schedule for the use of the playing fields at the Crossan Park facility. The memo provided his recommendation on the number of events that can be accommodated at the park during the spring, summer and fall of 2008. On motion by Mr. Whipple, seconded by Mr. Hughes, the schedule was approved as presented. Motion carried by a vote of 4-0.

**Planning and Zoning:**

- Insinga Plan Review: Mr. Bill Romanelli and Mr. Barry Stingel were present to discuss the Insinga Plan and obtain Board feedback on various waivers noted in Grant Hitchens' letter dated January 2, 2008.

The Township approved a Conditional Use Decision and Order dated January 31, 2006. The previous plan included two existing lots with four new lots and the recently submitted plan includes two existing lots with three new lots. The 14.095 acre parcel is located within the Village, Low Density Residential (LDR) and Commercial (C) Zoning Districts. The points highlighted by Mr. Stingel included the following:

1. Elimination of the cul-de-sac road (1,000 ft.) and replacing it with long driveways.
2. Elimination of the stormwater basin and replacing it with individual drywells.
3. Elimination of the Emergency Access through the site.
4. The need to discuss reduced improvements for Peacedale Road.
5. Pedestrian access by way of easements on the private driveways.
6. Improvements to the Insinga House.

Mr. Whipple provided his opinion that the proposed plan is an improvement. Mr. Brindle, Ms. Latimer and Mr. Hughes indicated that they favored the modified plan as well. The applicant will consider the comments from the Board and amend the plan, have it reviewed by the Engineer and Planning Commission with final approval by the Board of Supervisors. It is contemplated that the Conditional Use Decision and Order will be amended by an attached resolution of the Board of Supervisors. The applicant has agreed to request further extension of the clock in order to allow time for plan review.

- High Pointe Meadow - Escrow Release No. 7: The applicant, Sycamore Creek Ventures, LLC requested that \$13,650 be released from the escrow fund. In a letter from Surrender Kohli dated January 8, 2008, the amount to be released was found acceptable. The amount remaining after the release is \$130,901.81. On motion by Mr. Whipple, seconded by Ms. Latimer, the High Pointe Meadow Escrow Release No. 7 in the amount of \$13,650 was approved for release. Motion carried by a vote of 4-0.
- Lexington Point Letter of Credit: At the request of the applicant this item was removed from the agenda.

**Open Space Update:**

- Expenses for Obtaining Easement: Mr. Geoghegan was available to discuss the need to appoint Brandywine Conservancy to perform certain services including baseline documentation, mapping and legal description, easement preparation, additional site visits, project review, survey of the easement, preparation of the easement document and miscellaneous services at a cost of \$17,170. The 39.9 acre property is located in the northeast quadrant of the Township and includes a 25.2 acre agriculture easement, 12 acre conservancy

easement and Township trail easement. On motion by Mr. Whipple, seconded by Mr. Brindle, Brandywine Conservancy was authorized to prepare the necessary easement documents for the subject property at cost of up to \$17,170 from open space funds. Motion carried by a vote of 4-0.

- Township Trail Study: Mr. Ray Ott was present to discuss the trail study update. Mr. Ott advised that, due to the extensive easements accumulated by the Open Space Committee, most of the trails will be "off-road" trails rather than on public road rights of way. Mr. Ott provided an overview of the trail network and answered questions from the Board, Open Space Committee and the Public. He advised that he has met with principals from London Britain Township and also with the "Trails Mgr." of the Fair Hill Association and believes that it is feasible to link Franklin's trail system to London Britain's system and into the Fair Hill (Strawbridge) property. The need for a field survey was discussed. In this regard, Ms. Latimer suggested a way to communicate with property owners by separating the Township into three sections, i.e., the north section, the middle and the south section, and hosting meetings for the people in each section to come into the Township building to view the trails map and share their knowledge based on their years of using the trails that currently exist. Ms. Latimer will coordinate this effort and will attempt to schedule the three section meetings to occur on a Saturday for 1-2 hours each. After this input is received and incorporated into the map, members of the Open Space Committee will accompany Mr. Ott on the field survey of each section during which the feasibility of physical access will be determined. A "Master Plan" will then be developed that will be a component on how the selective trails will be constructed, including cost estimates for construction and maintenance.

**Public Comment:** No public comment

**Adjourn:** The meeting was adjourned at 8:27 p.m. on motion by Ms. Latimer, seconded by Mr. Hughes. Motion carried by a vote of 4-0.

Respectfully submitted,

Stephen J. Ross  
Township Mgr./Sect.

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**APPROVED**