

**Franklin Township
Planning Commission Meeting Minutes
August 3, 2006**

Call to Order:

Planning Commission Chairman Eric Brindle called the meeting to order at 7:05 pm. Present were Richard Squadron, Dr. David Hoffman and Dr. Mark Harris. Ralph Olivier had previously advised that he would be on vacation. Other officials in attendance included Township Engineers' Grant Hitchens representing Kohli & Associates and John Theisen representing LTL Associates, and Interim Township Manager, Stephen Ross. Others present included residents and developers' representatives.

Public Comment:

No comment

Approval of Minutes - July 6, 2006:

The minutes were approved without change on motion by Mr. Squadron, seconded by Mr. Hoffman. Motion carried by a 4-0 vote.

Land Development Plan Reviews:

Paradocx Vineyards – This is a final land development plan, dated June 7, 2006, for property located on the west side of Flint Hill Road, south of the intersection with Route 841. The plan involves the construction of a barn-like building to be used for processing of grapes on the 17.72-acre parcel. The site is located in the LDR Low Density Residential zoning district.

Dr. Harris and Dr. Hoffman removed themselves from the PC discussion because of conflict of interest due to their ownership of the property.

Mr. Barry Stingel of Hillcrest Associates provided an overview of the plan and reviewed the 21 points raised in the July 20, 2006 letter from Surrender Kohli (Kohli Letter). The following points in the letter are still open with the applicant and Township:

1. Future plans for using the building for processing and potential sale of wine products.
2. Whether the location of the building complies with setback requirements. If the Zoning Officer determines that the building is a farm dwelling or building, then the setback requirements for the structure are met, but if it is a barn or area for storage of compost or manure then the setback requirements are not met. (Kohli Letter, Item 4)

3. Waiver request from the requirement for the developer to provide driveway paving 25 feet beyond the right-of-way. The Planning Commission (PC) was not inclined to recommend granting this waiver request. The applicant will present an alternative and will need to support and justify the basis for a waiver for the PC to consider recommending that a waiver be granted. (Kohli Letter, Item 7)
4. Solicitor's opinion will be sought regarding compliance with Stormwater Management Ordinance 2005-03 (March 2005). (Kohli Letter, Item 16)
5. Applicant to address the protection of natural resources. (Kohli Letter, Item 6)
6. Waiver of two sections:
 - a. Partial topographic survey of the tract. (Kohli Letter, Item 8)
 - b. Approximate location of the wetlands instead of field survey. (Kohli Letter, Item 9)
7. Compliance with storm water management provisions of ordinance. Also, calculations for the drywell using 75 percent of the tested infiltration rate. Also see 4 above. (Kohli Letter, Item 18)

Mr. Stingel indicated that the Applicant would make changes to the plan to address items 3, 5, 10-15, 17 and 19-21. Also the Applicant completed the DEP form requesting a waiver from the need for sewage facilities at the site in accordance with the approach recommended by URS, the Township's consultant.

Dr. Hoffman explained that sometime in the future the Applicant is planning to expand the building to a full winery. There was then discussion regarding how the plans currently request, or will be modified to request, approval for certain systems and improvements that would relate to that later expansion, even though such systems or improvements might not be implemented or constructed until a later date. The plan will be resubmitted with the changes as discussed. The Manager will receive input from the Township Solicitor.

Cornerstone Presbyterian Church – This is a final land development plan, dated June 19, 2006, for the church located at the intersection of SR 896 and Flint Hill Road. The plan proposes a 13,300 square foot addition to the existing 11,700 square foot building. The tract contains 22.77 acres and is serviced by public water and on-site sewage. The applicant is seeking approval of the Land Planning Module Component 4A. Dr. Hoffman moved, seconded by Mr. Squadron, to authorize the Chairman

to execute Component 4A of the Land Planning Module for Cornerstone Presbyterian Church in the form presented to the PC by its consultant, URS. Motion carried by a vote of 4-0.

Godfrey – This is a final subdivision plan last revised April 7, 2006. The plan consists of a proposed two-lot subdivision on an existing 20.77-acre parcel situated on the south side of Hess Mill Road, west of Route 841. The lots are situated in the AR Agricultural-Residential Zoning District. The applicant requested the PC defer discussion until the Engineer is able to make certain changes to the plan. Mr. Stingel provided photographs of the existing trees on the property as per the request of Mr. Olivier. The photos will be distributed to Mr. Olivier.

Sketch Plan Reviews:

Goodwin – This is a property owned by Goodwin Land Management Company located on both sides of Rt. 841, west of the intersection with Church Hill Road. The 147.6-acre property is within the AR Agricultural Residential Zoning District. The plan filed with the Township is dated December 1, 2005 by Gaadt Perspectives, LLC. Mr. John Gaadt was retained to provide a plan of conservation. Mr. David Sweet has been co-consultant with Mr. Gaadt. Mr. Gaadt presented two different plans depicting an arrangement of lots and various parcels being retained as open space. General information presented on the plans included the following components:

- Nine+ acres of the site will be purchased through grants in London Grove Township.
- National Lands Trust will purchase easements on 43+ acres through grants.
- Franklin Township will apply for grants in purchasing 8.8 acres (west side of 841).
- Forty-five percent of 49.7 acres will be developed using cluster provisions of the ordinance (east side of 841). Twenty six dwelling units are proposed, with seven 10 acre lots on the west side of Rt. 841 and 19 lots on the east side. Other features included:
 1. House footprints are 2,000 sq. ft.
 2. 50 feet row streets
 3. 120-ft. minimum lot width at building line
 4. 30-ft. rear yard
 5. 55 percent open space
 6. Shared driveways (16-ft. width)
 7. On-lot sewage and water

Mr. Gaadt provided an alternative sketch plan that will require a greater number of waivers:

- A cluster plan with shared driveway on east side to reduce impervious cover.
- Length of cul-de-sac vs. sq. ft. of impervious cover needs to be checked if cul-de-sac plan is carried forward.
- Increase in common open space to 30,500 sq. ft.
- Same number of dwelling units (26).

The Applicant stated that they do not anticipate taking out any trees greater than 6 inches in diameter. The Applicant is seeking Planning Commission comment and, following receipt of that input, the applicant will proceed with preparing a preliminary subdivision plan. Mr. Theisen commented on his letter dated July 27, 2006 and cited significant issues including:

- Concerns about stormwater management issues.
- Traffic Impact Study.
- Length of cul-de-sac and concerns about public safety.

The Commission will seek the input of Mr. Olivier regarding his reaction and thoughts on the plans. No vote was taken, but it appeared the PC favored the plan with the shared drive on the east side. The applicant was encouraged to come back to the PC in advance of preliminary plan submission, if it is necessary, to receive further input.

Final Plan Reviews:

Lang – This is a final subdivision plan for the Frederic A Lang Trust. The six-lot plan, located at the intersection of Parsons Road and Forrest Gump Road, is situated on 11.8 acres. The Board of Supervisors approved the preliminary plan on May 17, 2006. The applicant filed a final plan dated May 26, 2006 on June 26, 2006. Mr. Ken Crossan, the applicant's representative and engineer, was available to discuss the plan and review the Surrender Kohli letter dated July 18, 2006. Here is a summary of that discussion:

1. No provisions on the plan for completing the 335 feet of sidewalk because of the uncertainty of the development of the adjacent property. The applicant will place funds in escrow to assure completion of the remaining sidewalk in the future.
2. The applicant agreed to prepare a declaration of restrictions on the 10 gpm flow rate to be reviewed by the Township Solicitor.

3. The applicant agreed to amend the construction cost as follows:
 - Increase the square foot cost of the sidewalks to \$5.25 per square feet.
 - Include the cost of extending the sidewalk to include the entire frontage of Forest Gump Road.
 - Increase the amount for pins and monuments to \$2,300.
 - Include the cost of tree protection.
4. The applicant agreed to the protection of septic systems as per URS letter.
5. The applicant agreed to the tree protection detail would be shown on Sheet 2 of the plan set.
6. The Planning Module is currently in the hands of DEP and is subject to and requires their approval.

On motion by Mr. Squadron, seconded by Dr. Hoffman, the final plan of subdivision dated May 26, 2006 is recommended to the Board of Supervisors for approval subject to (1) the applicant amending the plan to include the above noted items, (2) where applicable, such items being completed, (3) receipt of DEP approval of the Sewage Planning Module and (4) determination and inclusion in the approval of Traffic Impact Fees and Open Space Fees. Motion carried by a vote of 4-0.

Ordinance Review:

An ordinance entitled Open Space Conservation Ordinance is an amendment to the March 15, 2006 ordinance. The principal amendments include provisions for “accessory dwelling accommodations; and by reenacting section 1511 pertaining to pipeline setback.” Mr. Ross explained why the ordinance is being contemplated and the main points of the amendment. It was noted that the Planning Commission will receive a revised draft of the ordinance following the required legal notice. Mr. Stingel, representing Mr. Davis, advised that his client is requesting a gross density of one lot per 10 acres. Mr. Squadron raised one point that would correct the proposed ordinance and Dr. Hoffman added another point. Mr. Ross advised that the Solicitor placed the wrong acreage under Section 5, subparagraph B1 where it should be thirty acres and not forty. Mr. Squadron moved, seconded by Mr. Hoffman, that the PC recommend that the Board of Supervisors approve the ordinance as presented with the following changes, once duly advertised:

1. Section 1.5., second line should read “Section 1510”.

2. Section 3.2., second line should read "Second 1510".
3. Section 5.B.1., should read "thirty (30) acres" in lieu of "forty (40) acres".

Public Comment:

No comment.

Adjourn: The meeting adjourned at 9:35 pm.

Respectfully submitted,

Richard J. Squadron
Planning Commission Secretary

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