

**FRANKLIN TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
September 7, 2006**

Call to Order:

Planning Commission Chairman Eric Brindle called the meeting to order at 7:02 pm. Present were Richard Squadron, Dr. David Hoffman (arrived at 7:07), Mr. Ralph Olivier and Dr. Mark Harris (arrived at 7:08). Other officials in attendance included Township Engineers Grant Hitchens representing Kohli & Associates and Ed Latshaw representing LTL Associates, Stan Corbett representing URS and Interim Township Manager Stephen Ross. Others present included residents and developers' representatives.

Public Comment: There was no public comment.

Approval of Minutes – August 3, 2006:

The minutes were approved as submitted on motion by Mr. Squadron, seconded by Mr. Brindle. Motion carried by a 3-0 vote.

Sketch Plan – Abel Plan:

This Plan, dated July 7, 2006, is for a 9.7 acre parcel fronting on Willow Way (cul-de-sac) and is located within the LDR zoning district. Mr. Jim Fritsch, P.E. of Regester Associates, Inc. presented the plan on behalf of Mr. and Mrs. Bernie Abel. Mr. Fritsch used the August 31, 2006 memo from Twp. Mgr. Steve Ross in reviewing the plan. There were 5 points raised in the memo and he responded to each point. Mr. Fritsch provided copies of the Project Environmental Review Receipt (PNDI) and a map from the Chester County Health Department depicting Nitrate-Nitrogen Concentrations within ¼ mile of the Abel Property. Issues discussed among the parties were as follows:

1. Mr. Abel agreed to deed restrict the three (3) lots from further subdivision.
2. The PC recommended that stormwater management be designed in conjunction with preparation of the preliminary plan.
3. The PC questioned how a 47' front lot width, which is non-conforming, is further reduced by construction of a proposed private drive.

At this point further discussion was deferred until the applicant has resolved Item #3 above.

Preliminary Plan – Christens:

This subdivision plan, dated August 3, 2005, revised August 11, 2006, is for a 17.252 acre parcel located at the northwest corner of Auburn Road and Church Hill Road in the AR zoning district. The plan proposes development of seven (7) building lots. Mr. Stingel of Hillcrest Associates presented the plan on behalf of the owner. Mr. Stingel referenced the LTL supplementary letter of August 31, 2006 for discussion purposes. The PC didn't make a final decision but provided guidance to the applicant in the following areas:

1. Sidewalks to be constructed along Auburn Road.
2. Bus stop to be located at the intersection of Auburn Road and Road A.
3. Street light required at the intersection of Road A and Auburn Road.
4. "Fee-in-Lieu" of open space to be provided in the amount of \$10,800.
5. Buffer gaps were discussed and the PC prefers an "open view" along Church Hill Road fronting the open space which already has mature tall canopy trees. A waiver recommendation of the ordinance to provide additional landscaping will be considered by the PC.
6. Road improvements were recommended by the Township Engineer to widen Auburn Road from 17' to 24' with tapers. The PC concurred with the engineer's recommendation. The applicant is opposed to the requested widening but will give further consideration to the PC's position.
7. The Engineers for both the applicant and Township will meet to discuss the stormwater issues and attempt to resolve the remaining issues.

Final Plan – Godfrey:

This final minor subdivision plan, dated December, 2005, last revised August 7, 2006, is located on the south side of Hess Mill Road, west of Route 841 and within the AR zoning district. The owner is proposing to subdivide the 20.77 acres into two lots. Mr. Matthew Longo of Hillcrest Associates provided background information and reviewed the Township consultant letters.

1. Waivers being requested by the applicant are as follows
 - Not provide topography information on the plan
 - Provide shared driveway without the required 16' widening.
 - From storm water requirements because the existing driveway and culvert act as the storm water retention facility and even with a partially blocked culvert and storm water flowing over the driveway, safe passage of motor vehicles is allowable.

There were a number of smaller issues discussed by the Commission and Mr. Longo and the applicant agreed to amend the plan accordingly.

The Planning Commission recommended that the applicant resolve all of the outstanding issues and return to the PC with a revised plan. The Manager was to follow-up with the Township Solicitor requesting that he provide his review of the stormwater management plan.

Township Mgr. Ross left the meeting at this time due to a family emergency.

Final Plan - Paradocx Vineyards:

This final land development plan, dated June 9, 2006, is for a 17.72 acre parcel located on the west side of Flint Hill Road south of Rt. 841, within the LDR zoning district. The owner has constructed a agriculture structure for the purpose of processing grapes for wine. Dr. Dave Hoffman briefly summarized the sequence of events regarding the Stormwater Ordinance and Solicitor Pompo's decision. Twp. Engr. Grant Hitchens added that the applicant still needs to comply with (several provisions?) of the new Stormwater Ordinance and Dr. Hoffman agreed.

Ordinances:

Zoning Ordinance Amendment (floodplain): The ordinance being proposed will amend the flood plain provisions of the Zoning Ordinance in compliance with the FEMA requirements. Mr. Olivier recommended changing the language in the Ordinance referring to "registered engineers and architects" to "registered architects and licensed professional engineers". The PC recommended that the BOS approve the Ordinance with this minor revision.

Zoning Ordinance Amendment (open space): The ordinance being proposed references two separate changes including provision for setback from the pipeline right-of-way and allowing an accessory dwelling unit on a single lot being a minimum size of 20 acres. The PC recommended that the BOS approve the Ordinance.

Public Comment: There was no public comment.

Adjourn: Meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Richard J. Squadron
Planning Commission Secretary

V.3 9.15.06.ER