

**FRANKLIN TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
October 5, 2006**

Call to Order:

Planning Commission Chairman Eric Brindle called the meeting to order at 7:09 p.m. Present were Dr. David Hoffman, Mr. Ralph Olivier and Dr. Mark Harris. Mr. Richard Squadron arrived at 7:55 pm. Other officials in attendance were Township Engineer John Theisen of LTL Associates and Interim Township Manager Stephen Ross. Approximately 12 residents and developers' representatives were also in attendance.

Public Comment: No public comment.

Approval of Minutes – September 7, 2006:

The minutes were approved on motion by Mr. Olivier, seconded by Mr. Hoffman with the following corrections:

Pg. 2: Final Plan – Godfrey: "Waivers being requested by the applicant are as follows:" Delete the verbiage after the 3rd bullet and replace it with the following:

"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 possible."

Pg. 3: Final Plan Paradox Vineyards: Second sentence, replace the words "barn-like structure" with "agricultural structure".

Pg. 3: Adjourn: "Meeting adjourned at 9:30 pm."

With the changes noted the motion carried by a 4-0 vote.

Sketch Plan – Abel Plan:

This plan is a minor subdivision plan on a 9.7 acre parcel fronting on Willow Way (cul-de-sac) and is located within the LDR zoning district. The applicant was present at the September 7th meeting and received input from the PC. The applicant returned with a revised plan showing a two-lot plan in lieu of the three-lot plan previously submitted. The lot dimensions have changed depicting a lot reduction for lot #1 being 5.968 acres and lot #2 with a size increase to 3.536 acres. Mr. Fritsch

of Regester Associates, Inc. spoke on behalf of his clients, Mr. and Mrs Bernie Abel. The following items were discussed by Mr. Fritsch:

1. Waiver of the 50' provision and acceptance of the 25' access strip. A flag lot shall have a fee simple access strip no less than 50' and only a 25' wide strip is being proposed. The applicant is seeking a waiver of the 50' requirement.
2. Waivers of side lot lines shall be at right angles or radial to street lines.
3. Waiver of no more than two contiguous flag lot access strips shall be formed.
4. Waiver of the provisions for requiring community facilities or recreation areas.
5. Plan will require showing the driveway, buildings, proposed contours and design of all permanent drainage facilities. The applicant is seeking a deferment of these provisions until the building permit stage.
6. The applicant stated that to the best of their knowledge there is not a deed restriction from further development. A certification would be provided by the owner.

Mr. Fritsch advised that he would comply with the provisions of the URS letter dated September 28, 2006. The Planning Commission advised the applicant that he should move forward with preparation of the preliminary/final subdivision plan and not present the sketch plan to the BOS.

Sketch Plan – Brothers Properties:

This plan is a 4-lot subdivision plan consisting of 9.887 acres located on South Guernsey Road. The property is located within the AR zoning district. The following lots and sizes are depicted on the plan:

- Lot #1 – 85,498 sq. ft.
- Lot #2 – 104,121 sq. ft.
- Lot #3 – 107,323 sq. ft.
- Lot #4 – 84,925 sq. ft.

The four lots are to be served by on-lot septic systems and wells. However, Lot #4 contains the septic absorption area for lot #1.

Mr. Ken Crossan presented the plan on behalf of his client, Mr. Edwards. The following points were raised:

1. John Theisen introduced the Open Space Design as a design option. The applicant advised that it is not a viable option for the property because of the small tract size.

2. Lots 2 and 4 do not provide the required 50' lot width at the street line. Mr. Crossan advised that he could redraw the plan and obtain a 50' lot width for lot 4.
3. The ordinance requires a single flag lot to serve the development. The plan provides for a public road to enter the tract with 2 flag lots. The applicant will further review the options and return to a future PC meeting.
4. Mr. Crossan advised that the CCHD does not seem to have a problem with the absorption area for lot 1 being shown on lot 4. This requires further review from URS.

Mr. Crossan advised that he would consider the PC comments and return with a revised plan.

Final Plan – Woods Edge – Acceptance:

The Township provided conditional preliminary plan approval on May 4, 2006. The applicant submitted final plans on September 21, 2006. Mr. Squadron moved, seconded by Mr. Olivier, to accept the plans of Woods Edge dated September 21, 2006. The Township consultants will begin reviewing the final plan. Motion carried by unanimous vote.

Land Development – Happy Harry's plan change:

The applicant has submitted revised plans for land development with a minor modification. Due to underground utilities and the CCHD's requirement that the grinder pump access pit be relocated, the applicant is seeking to substitute seven Callery Pear Trees for the seven Red Sugar Maple Trees that were originally proposed. The PC compared the differences between the two trees including height, canopy size and resistance to disease. Mr. Olivier moved, seconded by Mr. Hoffman, that whereas the CCHD required that the access pit for the grinder pump be relocated, and whereas the relocation of the grinder pump access pit required the relocation of the force main into the root zone of the proposed Sugar Maples making it undesirable to use the Sugar Maples that had been specified, therefore the PC recommends to the BOS that the contractor be permitted to substitute seven Callery Pear Trees between the Happy Harry's store and McMaster Blvd., in lieu of the seven Sugar Maples. Motion carried by unanimous vote.

London Britain Township – Proposed Zoning Change:

The Township was advised by the CCPC that London Britain Township is contemplating a change in their zoning ordinance and map. The zoning change is proposed on the Christine Makowski property. No action taken.

Zoning Ordinance:

Mr. Brindle proposed that the PC recommend to the BOS that further consideration be given to evaluating the current Zoning Ordinance and the traffic studies for the Township. It was further recommended that the PC be the guiding committee to steer this process. Mr. Squadron move that the PC recommend to the BOS that it authorize the PC to commence the process of reviewing and recommending changes to the Zoning and Subdivision and Land Development Ordinances in accordance with the new Comprehensive Plan and to review and make recommendations with respect to roadways and traffic within the Township, focusing initially on the primary Township roads. Dr. Harris seconded the motion and it carried by unanimous vote.

Public Comment:

Paradocx Vineyards: Dr. Dave Hoffman requested that a copy of the Earth Disturbance Inspection Report be provided to Engineer Grant Hitchins for his use in completing his review. In conjunction with that he submitted a request for extension until the end of November, 2006.

SALDO: Mr. Theisen noted that at the last meeting a question was raised concerning hedgerows, trees and woodlands and invasive species. Mr. Theisen advised that this is covered by Ordinance No. 2004-02, section 610.

Adjourn:

The meeting was adjourned at 8:45 pm.

Respectfully submitted,

Richard J. Squadron
Planning Commission Secretary

v.2 10.11.06 ER