

**FRANKLIN TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
November 2, 2006**

Call to Order:

Planning Commission Chairman Eric Brindle called the meeting to order at 7:09 p.m. Present were Dr. David Hoffman, Dr. Mark Harris, and Mr. Richard Squadron. Other officials in attendance were Township Engineer John Theisen of LTL Associates, Mr. Walt Leis, Hydrogeologist of Tetrahedron Consultants, Inc., and Interim Township Manager, Stephen Ross. Approximately 5 residents and developers' representatives were also in attendance.

Public Comment: No public comment.

Approval of Minutes – October 5, 2006:

The minutes of the Planning Commission meeting of October 5, 2006 were approved as presented on motion by Mr. Squadron, seconded by Mr. Harris. Motion carried by a unanimous vote of 4-0.

Water Ordinance:

Mr. Walt Leis was present to discuss amendments to the water ordinance (#2002-07). Mr. Leis explained that the proposed changes to the existing ordinance are necessary because of changing federal and state regulations. Mr. Squadron furnished a written report with suggested changes that should be considered by Mr. Leis in his final version. Mr. Ross explained that the approval process includes a review of the ordinance by the Planning Commission, suggested changes discussed at the meeting to be made by Mr. Leis and forwarding the ordinance to the Solicitor for his review and possible changes. The Planning Commission will again review the ordinance and then make a recommendation to the Board of Supervisors for final passage. Mr. Hoffman questioned the purpose of the changes and whether the agricultural community will be further restricted by future Township regulations. Mr. Leis provided answers to the questions raised by Mr. Hoffman. Mr. Squadron introduced additional changes to the proposed ordinance. Mr. Leis will make the suggested changes and resubmit it to Mr. Ross. As mentioned above it will be returned to the Planning Commission after review by the Township Solicitor and following advertisement of the ordinance for adoption by the Board of Supervisors.

Sketch Plan – Brothers Properties:

This is a subdivision plan on a 9.8827 parcel located on South Guernsey Road, 1,000 feet north of Hess Mill Road. The applicable zoning district is AR. A four-lot subdivision plan was previously presented to the Planning

APPROVED

Commission at the October 5 meeting by Mr. Ken Crossan. The Planning Commission had identified several concerns regarding length of driveway, septic system location, and lot width at street line. Mr. Crossan presented several alternative plans for Planning Commission consideration.

- A plan identified as "Sketch Plan A" provides a four-lot subdivision with the proposed road being 630 feet long to the center of the cul-de-sac. A waiver would be sought from the Township because the road length exceeds the ordinance requirement.
- A plan identified as "Sketch Plan B" provides a three-lot subdivision with individual driveways to access the proposed houses branching off the road after entrance to the property. Mr. Theisen indicated that his preference was plan B because of fewer homes. There is a question concerning two private driveways feeding off the existing driveway and the length of the private driveways.

There were questions regarding waivers and justification for same. Mr. Crossan felt that if the Township decides not to grant the requested waivers for plans A and B the applicant will return to the plan that was presented in October, 2006. The consensus of the Planning Commission is to favor plan B because it provides for fewer homes and appears to have the least environmental impact.

Christens Land Planning Module (LPM):

The Commission reviewed the Land Planning Module. On motion by Mr. Squadron, seconded by Mr. Hoffman, the Commission authorized the Chairman to sign Section J of the LPM for the Christens property subdivision. Motion carried by unanimous vote of 4-0.

Public Comment: There was no public comment.

Adjourn: The meeting was adjourned at 8:05 pm.

Respectfully submitted,

Richard J. Squadron
Planning Commission Secretary

v.2 11.05.06.ER