

FRANKLIN TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MARCH 1, 2007

Call to Order:

Planning Commission Chairman Eric Brindle called the meeting to order at 7:12 p.m. Present were Dr. Mark Harris, Mr. Richard Squadron, and Dr. Dave Hoffman. Mr. Ralph Olivier was absent from the meeting. Other officials in attendance included Mr. John Theisen, engineer for LTL Consultant, Ltd. and Mr. Stephen Ross, Interim Township Manager. There were 6 members of the public in attendance.

Public Comment: No public comment.

Approval of Minutes – February 1, 2007 Minutes:

The minutes of February 1, 2007 Planning Commission meeting were approved on motion by Mr. Squadron, seconded by Mr. Hoffman. Motion carried by a vote of 4-0.

Sketch Plan Review – Goodwin Land Management Co.:

Mr. Barry Stingel, Hillcrest Associates, presented a sketch plan dated February 15, 2007 for the applicant, Scott Downs and Sam Goodwin Jr., who are co-owners of the Goodwin Land Management Company. The property is located at the intersection of Route 841 and Schoolhouse Road and is split by the middle branch of the White Clay Creek. The property consists of 168.732 gross acres of which 19.044 acres are located in London Grove Township and the balance of 149.688 acres are located in Franklin Township. The Agricultural-Residential (AR) property in Franklin was previously subdivided into 4 separate parcels. On behalf of the applicant, Mr. Stingel made a presentation and provided the following information:

- There are 18 lots proposed on the east side of Route 841 with an access on Wickerton Road and another access on Schoolhouse Road.
- All lots meet the minimum 30,000 square foot lot size. However, this lot size creates a challenge for having on-lot sewer, sewer replacement area and 100' setback for the on-lot wells.
- There are 5 ten-acre lots on the west side of Route 841 and fronting Chambers Road. It is contemplated that Chambers Road will remain as a private road. The Township Engineer recommends that Chambers Road be a public road.
- Franklin Township abandoned Chambers Road as a public road at some point in the past. The portion of Chambers Road in London Grove Township is public, but not developed.
- There is a single ten-acre lot where the existing Goodwin business is located.
- Open Space includes
 1. 28.11 acres on the east side of Route 841 near the residential lots (to be private)

APPROVED

2. 17 acres to be conveyed to Franklin Township (to be public)
3. 37.25 acres for proposed conservation easement (held by Natural Lands Trust)
4. 12.7 acres to be conveyed to London Grove Township (to be public)

Summary of the Planning Commission comments included the following:

- Mr. Brindle suggested that the applicant should meet with London Grove Township and receive their comments regarding Chambers Road.
- After receiving London Grove Township's position the Planning Commission will consider the public vs. private road issue for Chambers Road.
- The proposed houses on the 10 acre lots and located on the ridge line on the west side of the tract may not be visible from Route 841. The ridge line on the east side is constrained by nitrate and storm water management issues and therefore the lots cannot be relocated.
- Mr. Hoffman raised the issue of the developer considering larger lots on the east side of Rt. 841 and possibly constructing a cul-de-sac.
- Mr. Squadron questioned the layout of the smaller lots east of Route 841 and the fragmented areas shown as open space.
- There is a wetlands corridor parallel to Schoolhouse Road and an identified bog turtle habitat to the south.
- Lot 24 is currently comprised of approximately 4 acres of land in London Grove Township and 6 acres of land in Franklin Township.

In conclusion the applicant will return after evaluating the comments from Franklin and London Grove Townships.

Public Comment: There was no public comment.

Adjourn: The meeting was adjourned at 8:05 p.m.

Respectfully submitted,



Richard J. Squadron
Planning Commission Secretary

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