

**FRANKLIN TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
APRIL 5, 2007**

Call to Order:

Planning Commission Chairman Eric Brindle called the meeting to order at 7:10 p.m. Present were Dr. Mark Harris, Mr. Richard Squadron, Mr. Ralph Olivier and Dr. David Hoffman. Other officials in attendance included Mr. John Theisen, Engineer for LTL Consultants, Ltd. and Mr. Stephen Ross, Interim Township Manager. There were four members of the public in attendance.

Public Comment: No public comment.

Approval of Minutes – March 1, 2007 Meeting:

The minutes of March 1, 2007 PC Meeting were approved on motion by Dr. Hoffman, seconded by Mr. Squadron. Motion carried by a vote of 5-0.

New Business

- **Approval of D'Andrea Grant Submission:**

Mr. Brindle presented the Open Space Committee's recommendation in acquiring the 81.5 acre D'Andrea property (tax parcel #72.05.0110000) for purposes of open space. It has been appraised at \$1,793,000. To financially support the acquisition, a DCNR grant application is being pursued. Township funds required amount to \$450,000. As part of the grant application process, the Planning Commission must provide their recommendation regarding the acquisition. An agreement of sale has not yet been reached with the property owner. Mr. Brindle reviewed the Chesterville Road property by pointing out on the plan that it has the largest forest area in the Township and large wet land areas as well. Mr. Olivier moved, seconded by Mr. Squadron, to authorize the Township to file the DCNR grant application. Motion carried by a vote of 5-0. Dr. Hoffman requested that a representative of the Open Space Committee appear periodically at the Planning Commission meeting and provide a status report on the activities of the committee.

- **Amendment of Subdivision/Land Development Ordinance:**

Mr. Ross presented a proposed ordinance that provides for a new section 411.E setting forth stipulated penalties and an immediate stop work order for any failure to comply with the provisions of the approved plan regarding erosion and sedimentation control and stormwater management. After discussion, Mr. Squadron moved, seconded by Mr. Olivier, to recommend to the Board that they approve the

amendment to the SALDO, Section 411.E, as presented to the Planning Commission, which sets forth stipulated penalties for non-compliance. Motion carried by a vote of 5-0. Dr. Hoffman questioned whether it would be advisable and legally permissible to amend the ordinance so that penalties can be adjusted annually by the Board of Supervisors at their reorganization meeting at the time other fees are set. Mr. Ross advised that he would seek an answer to the question from the Solicitor.

Plans:

- **Sardo Revised Sketch Plan:**

A sketch plan for the Sardo property was presented by Mr. Matt Longo, Hillcrest Associates. The property is located between Appleton Road and the London Britain Township (LBT) line. Previously, the Planning Commission discussed a similar plan and made recommendations and now the applicant has returned with a revised plan. The revised plan provides for a proposed public road off of Appleton Road to terminate in a cul-de-sac in London Britain Township ("LBT"). Also, the plan shows four lots instead of three as depicted in the earlier plan. The stormwater basin is now located in LBT on the church property and is proposed to be managed by the Homeowners Association. The LBT Planning Commission recommended approval of the sketch plan subject to the following conditions:

1. Require a formal agreement with Franklin Township regarding snow plowing the public road in LBT;
2. Approve the construction of a stormwater management basin to be located behind the church located in LBT;
3. Require the portion of the driveway extending from the LBT line to the Vineyard Christian Fellowship Church be constructed as a public road to connect to the public road extending from the LBT-Franklin Township line to Appleton Road in Franklin Township.
4. Require that the prospective lot owners, Bruce Latshaw and the church, sign a Homeowners' Agreement, which would include maintenance and repairs of the stormwater management basin. LBT shall be a third-party in the Agreement.
5. If the non-participating adjoining landowner, whose property is located South of the driveway located in Franklin Township, should decide at some point in time to use the public road and stormwater management basin located in LBT, then it be stipulated that the landowner be required to sign the Homeowners' Agreement.

Mr. Olivier questioned the future access by the property owner on the south side of the public road (Dr. Jung). Mr. Longo advised of the open space separation between the proposed public road and the Jung property. The Planning Commission expressed the concerns and interests of Franklin Township in insuring that the stormwater arrangements, although now to be located in LBT, still comply with the stormwater requirements of Franklin Township since they would be serving houses and property located in Franklin. Following further discussion by the Planning Commission, it was

recommended that the applicant should move forward to prepare preliminary plans with the following general direction:

1. That sidewalks be installed on the north side of the roadway between Appleton Road and the LBT line.
2. A lighting plan for the development is provided in conjunction with filing the preliminary plan, which will be reviewed by the Planning Commission at that time.
3. Cul-de-sac length, as shown on the plan, exceeds Township maximum, but due to the request to provide access to Latshaw property, the PC would look favorably on the waiver request.
4. That a 24' cartway width be shown on the preliminary plan.
5. That Franklin Townships engineers would be reviewing and signing off on the stormwater system and arrangements.

There was no motion by the Planning Commission but the members of the Planning Commission expressed general consensus regarding the above-mentioned points.

Act 209:

Mr. Ross advised of the status of the Act 209 Committee (Transportation Impact Fees) and that the Board of Supervisors was looking for volunteers to serve on the Advisory Committee. Generally the Planning Commission as a whole is agreeable to serving as the citizenry portion of the Committee provided that it can be done in conjunction with their monthly meeting. Messrs. Earl Hatton, Mark Elser and Scott Downs have volunteered as developer representatives. Mr. Hatton noted that he thought the Committee would be meeting during the day. Mr. Brindle, Dr. Harris and Dr. Hoffman indicated that they would consider serving however, for Drs. Harris and Hoffman, having a daytime meeting could be problematic. Mr. Ross will continue to work toward finalizing this committee.

Public Comment: No public comment.

Adjourn: The meeting was adjourned at 8:03 p.m.

Respectfully submitted,



Richard J. Squadron
Planning Commission Secretary

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