

**FRANKLIN TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MAY 3, 2007**

**Call to Order:**

Planning Commission Chairman Eric Brindle called the meeting to order at 7:05 p.m. Present were Dr. Mark Harris and Mr. Ralph Olivier. Dr. Hoffman was absent and Mr. Squadron arrived at 7:20 p.m. Other officials in attendance included John Theisen, Engineer for LTL, Inc. and Mr. Stephen Ross, Interim Township Manager. There were five members of the public in attendance.

**Public Comment:** No public comment.

**Approval of Minutes - April 5, 2007 Meeting:**

The minutes of the April 5, 2007 PC Meeting were approved on motion by Mr. Olivier, seconded by Dr. Harris, subject to the following changes: Page 3, Item #3 under Sardo

- Revised Sketch Plan is changed to read as follows: "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."
- Page 3, Act209, 4<sup>th</sup> sentence should read as follows: "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."

Motion carried by a vote of 3-0.

**New Business:**

**Zoning Ordinance Amendment – Section 1510 – Sewage Treatment Facilities within areas designated as Common Open Space.**

If approved, the ordinance would prohibit sewage treatment facilities in areas designated as Common Open Space Areas of a development. Mr. Olivier moved, seconded by Mr. Harris, to recommend amending the design standards of the Zoning Ordinance by adding a new subsection I. Article XV, Design Standards, is amended by amending Section 1510, to read as follows:

"Sewage treatment facilities, including individual systems, community sewage collection treatment, and/or disposal systems, and Public Sewage Systems."

Mr. Olivier raised a question concerning whether the ordinance might be too prohibitive in not allowing sewage systems to be built in open space areas. Mr. Ross explained that with drip and spray systems, it made the open space area extremely prohibitive from public access. Motion carried by a vote of 3-0.

Mr. Squadron arrived at 7:20 pm.

**Preliminary/Final Plan:**

**Abel Subdivision:**

The Abel subdivision plan is a 2 lot preliminary subdivision plan located on 9.5 acres within the LDR zoning district. The plan includes an existing dwelling unit at the northeast corner of the Willow Way cul-de-sac. The plan was reviewed by LTL Consultants for compliance with zoning and SALDO, URS regarding sewage issues, and Tetrahedron Consultants, Inc regarding compliance with the Township water ordinance. Mr. James Fritsch of Register Associates, Inc. presented the plan dated March 13, 2007 and explained the changes from the sketch plan that was reviewed by the PC on October 6, 2006. As a result of the April 4, 2007 LTL letter, Mr. Fritsch acknowledged that additional changes to the plan will have to be made. This included additional notes on the plan; landscape buffering from the adjoining property owner; and, review by the Chester County Conservation District and County Planning Commission. The Planning Commission advised that if the applicant follows the LTL letter and makes the various changes in a revised plan, they would look favorably on the waiver request for the Community Facilities. Letters from URS and Tetrahedron indicated favorable review comments.

**Ordinance Codification:**

Mr. Ross explained that the Township is in the process of codifying the ordinances. Keystone Publishers, Inc is leading the process of placing all the ordinances in a structured format that is categorized by subject title. The ordinances are still in the process of review by the Solicitor and other consultants of the Township. The bound preliminary draft is not how the codification will be presented in the final draft because it will be placed in a large notebook format where pages and sections can easily be replaced. The Construction Standards Handbook has been included in the draft document. In accordance with the MPC, the PC will be required to approve the document before it reaches the Board of Supervisors for final adoption. In the interim, Mr. Ross invited members of the PC to provide their comments. It is hoped that final approval will occur within the next three months.

**Public Comment:** No public comment

**Adjourn:** The meeting was adjourned at 8:02 p.m.

Respectfully submitted,



Richard Squadron  
Planning Commission Secretary