

Franklin Township

Board of Supervisors

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MEMORANDUM

TO: Planning Commission

FROM: Stephen J. Ross, Interim Township Manager

RE: May 3, 2007 Planning Commission Agenda Supplement

DATE: April 26, 2007

CC: Board of Supervisors, J. Theisen, B. Abel

The purpose of this memo is to provide the Planning Commission with an outline of what is to be discussed at the May 3, 2007 meeting and provide supplemental information to assist in the decision-making process.

- Review of the April 5, 2007 minutes. At the last meeting, it was suggested that the proposed amendment to the subdivision ordinance include wording so that penalties can be adjusted annually by the Board of Supervisors at their reorganization meeting at the time other fees are set. Solicitor Mark Thompson advises that fees should be stated in the ordinance and not referenced in a resolution found elsewhere. Therefore, the language in the proposed ordinance that was forwarded to the Board should be accepted.
- Review of a proposed zoning ordinance amendment (sewage system in open space). The proposed ordinance would prohibit sewage treatment facilities in areas designated as Common Open Space Areas of a development. **It is recommended to the Planning Commission that a recommendation be provided to the Board of Supervisors to adopt the ordinance as presented.**
- Review of the **Abel Preliminary/Final Subdivision Plan** - there have been several versions of this plan. The current proposal is for a 2-lot subdivision plan including an existing dwelling unit at the northeast corner of the Willow Way

cul-de-sac. The tract is 9.5 acres and located in the LDR zoning district. The following reviews have been received:

1. LTL Consultants:

Zoning Ordinance – the plan conforms.

Subdivision and Land Development Ordinance

- a. Attached is a copy of the PC recommendation of 10.05.06.
- b. Notarized signatures of the owners.
- c. Name of the abutting Franklin Hollow Subdivision.
- d. Plan does not show the identification number for Willow Way nor the cartway width.
- e. Evidence be submitted regarding the suitability of the soils to absorb sewage wastes.
- f. A landscaping plan be submitted showing landscaping buffer on the southern boundary.
- g. The final plan should include relevant permits or certificates from DEP, the Chester County Health Department and the Chester County Conservation District.
- h. Lot 2 is a flag lot and the required 50' fee-simple access strip has been created to a point where it meets the existing 25' right-of-way known as Hunt View Lane. The right of way does not meet the 50' requirement. The Engineer recommends that it be accepted as a pre-existing condition.
- i. A house number needs to be assigned to lot 2.
- j. Proof of contact with the applicable utilities be presented.
- k. The Engineer recommends waivers of Section 607.A and 607.C regarding community facilities or recreation areas.
- l. In accordance with Section 713.A, the PC should recommend consideration of the impracticality of a public street and therefore acceptance of proper maintenance of all improvements being guaranteed by the developer.
- m. A note be included on the plan indicating those streets not intended for dedication, identifying ownership, access rights, and maintenance responsibilities.
- n. Monuments be included in lieu of iron pins.

Stormwater Management Ordinance (No. 377)

- a. Peak discharges are reduced per section 401.
- b. The area where the sewage beds are to be installed should be considered disturbed.
- c. Notes should be provided to minimize compaction with the basins during construction.

- d. Down stream adjoiners should be advised of possible runoff conditions that could impact their property.
- e. The applicant should provide an Operation and Maintenance plan for the berms.

2. URS – Sewage Facilities – individual on-lot sewage facilities.

- a. Sufficient area is provided for each sewage system.
- b. Recommend that the Township complete Section 8.c(1) of the Sewage Facilities Planning Module.
- c. The plan is acceptable and is recommended that plan approval be conditioned on DEP approval.

3. Tetrahedron Consultants, Inc. – review based on proposed water supplies.

- a. The proposal doesn't approach the threshold of ground water usage to require a ground water/hydrogeological study.
- b. The existing well serving the existing residence will be relocated outside of the bermed sedimentation basin. The existing well shall be abandoned in accordance with the rules of the Chester County Health Department.

It is recommended that the Planning Commission consider all of the points raised by the consultants and conditionally approve the preliminary plan and request that the applicant revise the plan before presenting to the BOS for approval.

- Ordinance Codification – this refers to the Planning Commission reviewing the codification of ordinances as presented by Keystates Publishers Inc. Attached with the codification book is a letter from Ken Rotz of Keystates dated December 18, 2006, a letter from John Theisen dated November 10, 2006 and a letter from Vince Pompo dated April 20, 2007. There is a need to have our consultants review the relevant sections pertaining to water, sewage, subdivision and zoning. Once that is complete, it will return to the PC for approval. In the interim, the book is being introduced so that members of the PC can begin reviewing it.

It's not on the 5.03.07 agenda for approval, but only as an introduction. At some point in the future, the PC will need to make a recommendation to the BOS for approval.

This concludes my comments relative to the May 3, 2007 agenda of the Planning Commission.