

FRANKLIN TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
JUNE 7, 2007

**Call to Order:**

Planning Commission Chairman Eric Bindle called the meeting to order at 7:03 p.m. Present were Dr. Mark Harris, Dr. Dave Hoffman, Mr. Ralph Olivier and Mr. Richard Squadron who arrived at 7:07 p.m. Other officials in attendance included John Theisen, Engineer for LTL Consultants, Inc. and Mr. Stephen Ross, Interim Township Manager. There were 4 members of the public in attendance.

**Public Comment:** No public comment.

**Approval of Minutes – May 3, 2007 Meeting:** Approval of minutes deferred until Mr. Squadron was present.

**New Business:** No new business.

**Plans:**

*Davis Planning Module Component 4A:* Mr. Ross provided a completed copy of the Pa. DEP form 4A, Sewage Facilities Planning Module, Municipal Planning Agency Review, pertaining to the Davis Subdivision. On motion by Mr. Olivier, seconded by Mr. Harris, the Chairman of the Planning Commission is authorized to execute Section C, of the Planning Agency Review form for the Davis Land Planning Module. Motion carried by a vote of 4-0.

Mr. Squadron arrived at this point in the meeting.

*Abel Subdivision Final Plan:*

The final plan for the Bernie D. and Carolyn A. Abel subdivision plan was presented by Jim Fritsch of Regester Associates on behalf of the applicant. The two-lot subdivision plan is on a 9.52 acre property located north of Newark/New London Road and west of Chesterville Road. The plan appeared on the agenda at the May, 2007 meeting and the Planning Commission recommended to the applicant that final changes be made as per the engineer's letter and resubmitted for further review and approval by the Commission.

On motion by Mr. Olivier, seconded by Mr. Squadron, the Abel Subdivision Plan dated March 13, 2007, last revised May 15, 2007, was recommended for approval by the Board of Supervisors for Preliminary/Final Minor Subdivision subject to the following conditions and waivers:

1. Whereas the sale of the proposed lot is to be sometime in the future, and it is therefore impossible to accurately predict the cost of improvements and the required financial security, we recommend that the requirements under §412.A of the SALDO be waived on the condition that (a) a Note is placed on the Plan and in the Deed stating that the financial security will be determined and funded prior to the issuance of a building permit for Lot 2, and (b) the language for said Note be approved by the Township Solicitor prior to the Board's approval of the Plan.
2. Whereas the applicant is not showing topography on the existing 25 foot wide access strip to the parcel, and whereas this access strip is an existing driveway, and no modifications are planned for this driveway/access strip, we therefore recommend that §502.M.1 (the requirement for existing topography for the entire site to be shown on the Plan) be waived with respect to this access strip.
3. Whereas the existing 25 foot access strip is an existing condition and therefore unable to be modified, we recommend that the requirements of 604.H (requiring a 50 foot fee-simple access strip) be waived.
4. Whereas this is an existing two-lot subdivision that is being reconfigured as a two-lot subdivision, and therefore there is no increase in the number of lots, we recommend that the Board of Supervisors waive the requirements of §607.A (community facilities) and §607.C (recreational areas) with respect to this plan.
5. Any final approval by the Board of Supervisors be subject to and given only after receipt of approval from the Chester County Conservation District regarding the Erosion & Sedimentation Control Plans for the property.
6. Any final approval by the Board of Supervisors be subject to and given only after receipt of an executed development agreement.
7. The condition that the applicant shall have submitted notarized signatures from the owners prior to the Township signing the Plans.

Motion carried by a vote of 5-0.

**Approval of Minutes – May 3, 2007 Meeting:**

The Minutes of the May 3, 2007 Meeting were approved on motion by Mr. Olivier, seconded by Mr. Squadron, subject to the following change:

- Page 1, first paragraph, last sentence should read as follows: "There were five members of the public in attendance."

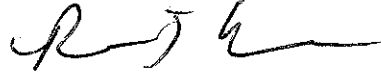
Motion carried by a vote of 5-0.

APPROVED

**Public Comment:** No public comment

**Adjourn:** Meeting was adjourned at 7:41 p.m.

Respectfully submitted,



Richard J. Squadron  
Planning Commission Secretary

7.07.07.v.3