

FRANKLIN TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
AUGUST 2, 2007

**Call to Order:**

Planning Commission Chairman Eric Bindle called the meeting to order at 7:01 p.m. Present were Dr. Dave Hoffman, Mr. Ralph Olivier and Mr. Richard Squadron. Dr. Harris arrived at 7:07 p.m. Other Township officials in attendance included John Theisen, Engineer for LTL Consultants, Ms. Sharon Norris, Office Secretary, and Mr. Jeffrey Eastburn, Assistant Township Manager. From the Chester County Planning Commission, Mr. Mark Gallant was in attendance. Ms. Jennifer Leister and Mr. Tom Comitta of Thomas Comitta & Associates were present to discuss the Traditional Neighborhood Development (TND) and the Zoning Ordinance amendment. There were 6 members of the public in attendance.

**Public Comment:** No public comment.

**Approval of Minutes – June 7, 2007 Meeting:** On motion by Mr. Olivier, seconded by Dr. Hoffman, the Planning Commission (PC) minutes of June 7, 2007 were approved by a vote of 5-0.

**Plans:**

*Cornerstone Presbyterian Church:* The Church is located at the intersection of SR896 and Gypsy Hill Road on 22.77 acres. It is serviced by public water and on-site sewage. Mr. Ken Crossan presented a brief overview of the proposed plan. The plan proposes three additions totaling 16,084 SF and a future 9,553 square foot addition to the existing 11,700 SF building, along with additional parking. Mr. Crossan stated that all necessary approvals and paperwork are ready for processing. Mr. Olivier and Mr. Brindle questioned whether the proposed additional parking area is adequate when compared to the increase in accommodations and activities. The applicant explained that the increased size does not indicate a proportional increase in attendance because the activities would not be scheduled concurrently. Mr. Mark Blair, Chairman of the Building Committee, explained that they have consistently worked with an architect in determining the adequacy of the plans to meet their needs.

Mr. Crossan stated they are in the process of working through the comments in John Theisen's June 27, 2007 review letter and are seeking clarification of the following items which involve potential requested waivers by the Applicant:

**Under "Ordinance 2004-02":**

**Item 3, (a) – Screening on Property Boundaries (Section 502.U and 610):** The need for additional landscape screening as required by the Township's ordinances was discussed. The PC asked the applicant to come back before the Planning Commission

with photographs of various locations identified by the PC, as well as any other information which would be relevant to the PC's recommendation on the waiver being requested.

**Item 4 – Open Space Requirement (Section 607):** Since the Church has an athletic field that is used by outside organizations and residents and not solely by the church, Mr. Olivier suggested that the Township's open space requirement may have been met. He advised the applicant to review the ordinance and make the appropriate argument when responding to Mr. Theisen's review letter:

**Item 5 – Survey Monuments (Section 717.A):** A waiver has been requested for the monuments along the right-of-way lines of the existing roads. John Theisen recommends against granting the waiver. LTL is opposed to the waiver because in their opinion monuments are good reference points, delineate rights-of-way for the Township and PennDOT and save time and money in the long run.

**Under "Ordinance #2005-03", MS4 Stormwater:**

**Item 1 – Peak Rate Stormwater Discharge (Section 401.A.2):** The applicant is seeking a waiver from the requirement to reduce post-development peak rates to pre-development. Mr. Theisen explained that due to the type of development, the applicant cannot meet the requirements and the bottom line effect is minimal. He is therefore recommending that the waiver be granted. Mr. Olivier asked the applicant and Mr. Theisen to come up with appropriate language which can be used to explain the reason for the waiver.

**Item 2 – Construction Disturbance (Section 402.5):** The applicant is seeking a waiver for disturbed area during construction. LTL supports the waiver because any disturbance would be minimal. Mr. Squadron asked Mr. Theisen to look into this further to determine what additional effort is needed for the applicant to be in compliance.

**Under "General":**

**Item #1 – Traffic Impact Fees:** Mr. Crossan asked how to proceed regarding a possible waiver of this requirement. He was advised by Mr. Squadron and Mr. Olivier that this requirement is seldom, if ever, waived and the applicant needs to make a case for why consideration should be given in his situation. Mr. Crossan was directed to contact McCormick Taylor, the Township Traffic Engineer, to obtain additional information and to review the guidelines for how the impact figure is established.

In summary, Mr. Crossan asked what the normal procedure is for moving forward at this point in the process. Mr. Squadron explained that since the applicant is still in the process of revising their preliminary plan, the Planning Commission expects to see the revised plan before they make a recommendation to the Board. Specifically with reference to the requested stormwater waiver, Mr. Squadron indicated that the sense of

the PC is to approve the waiver as long as the supporting documentation is satisfactory. However, approval of all waivers will not be final until such time as the preliminary plan is approved by the Board of Supervisors.

**New Business:**

*Proposed Zoning Ordinance Amendment to include a TND District:* During the final discussions of the Stipulation and Settlement agreement with Echo Hill and McMaster, it was suggested that the Township adopt a TND Ordinance to protect the Township from developers submitting a plan totally different from the TND plan agreed to in the Settlement. It was also suggested in the Comprehensive Plan that a TND Ordinance be adopted. In June 2007, the Board of Supervisors authorized the Solicitor to produce a draft of an amendment establishing the TND and asked the PC to provide their comments. Mr. Comitta and the Planning Commission went through the proposed amendment page by page and addressed issues raised by the Planning Commission. During the review Mr. Mark Gallant of the Chester County Planning Commission was introduced and provided input regarding the County and MPC requirements for approving the amendment. Mr. Olivier moved, seconded by Mr. Brindle, that the ordinance prepared by Tom Comitta for Traditional Neighborhood Development, with the changes suggested by the Planning Commission, be recommended to the BOS for their consideration and adoption. Motion carried unanimously.

*Zoning Ordinance Update:* Ms. Jennifer Leister of Thomas Comitta Associates summarized the work that has gone into creating the first draft of the proposed Zoning Ordinance Amendments. Mr. Olivier had several general comments and suggestions such as including a definition only once under general definitions rather than repeating the definition in each section where the defined term is used. He also suggested including the guidelines found in the "Leed Effort" which focuses on energy and environmental efficiency. The need to revise the zoning map was discussed. Mr. Hoffman asked if there is an intent to include the protection of agricultural soils under environmental protection and Ms. Leister advised that it was not included in the Scope of Work provided by the Township. Ms. Leister asked for direction from the PC regarding the possible revision of the Riparian Buffer provision. Mr. Olivier suggested getting input from Brandywine Conservancy. A second draft will be prepared taking the PC's suggestions into consideration.

**Public Comment:** No public comment.

**Adjourn:** Meeting was adjourned at 10:05 p.m.

Respectfully submitted,



Richard J. Squadron  
Planning Commission Secretary