

**FRANKLIN TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
OCTOBER 4, 2007**

Call to Order:

Planning Commission Chairman Eric Brindle called the meeting to order at 7:08 p.m. Present were Dr. Dave Hoffman, Mr. Ralph Olivier and Mr. Richard Squadron arrived at 7:09 p.m. Other Township officials in attendance included John Theisen, Engineer for LTL Consultant and Stephen J. Ross, Township Manager. Mr. Mark Gallant was present representing the Chester County Planning Commission. Ms. Jennifer Leister and Mr. Tom Comitta of Thomas Comitta & Associates were present to discuss the Zoning Ordinance amendment. There were 4 members of the public in attendance.

Public Comment: No public comment.

Approval of Minutes – September 6, 2007 Meeting: On motion by Mr. Olivier, seconded by Dr. Hoffman, the Planning Commission (PC) Minutes of September 6, 2007 were approved by a vote of 3-0.

Mr. Squadron arrived at the public meeting.

Final Plan:

Marshall Subdivision: This is a 27.7 acre parcel located primarily in New London Township with 8.335 acres in Franklin Township. A 3-lot subdivision is planned with on-lot sewer and water. No construction is contemplated on the 8.335 acres that are located in Franklin. Mr. David Marshall was present representing his subdivision plan. The Commission reviewed letters from Kohli and Associates dated September 25, 2007 and URS dated September 12, 2007. Mr. Brindle asked what the applicant planned to do about the concrete markers. Mr. Marshall said it isn't an issue with New London and he planned to take them off the Plan. Mr. Olivier questioned whether the applicant had requested a waiver from Franklin Township regarding the concrete monuments. The applicant agreed to comply with the SALDO.

Mr. Olivier moved, seconded by Mr. Squadron, to recommend to the Board of Supervisors that the Final Minor Subdivision Plan of DDM Properties LLC, aka the David Marshall Subdivision Plan, be recommended for approval with the following conditions:

1. Signed and sealed copies of the plan be submitted to the Township.
2. Note 14 on page 1 of 8 shall have the typographical errors corrected.
3. Applicant shall remove soil around the iron pins found in the Franklin Township portion of the property and that they be encased in concrete.

Motion carried by a vote of 4-0.

Zoning:

Vaughn Charlton Property, 3305 Appleton Road: Mr. Squadron requested more information regarding the proposed use of a beauty shop that was initially on the agenda but removed just prior to the meeting. Mr. Ross explained that the beauty shop application, submitted by Mr. Jerry Malolie, was filed as a conditional use application, but was recently withdrawn. Subsequently, there was a discussion with the staff, the applicant and his real estate representative to consider the use as being a home occupation. However, after further discussion with staff, the applicant advised that he couldn't meet the criteria of a maximum of 12 customers per day as his business plan required a minimum of 20 customers per day. The applicant decided not to pursue this use on the Charlton property.

Zoning Ordinance Amendment: Ms. Jennifer Leister, of Thomas Comitta Associates, was present to discuss the proposed zoning ordinance amendments. Ms. Leister requested that we rearrange the discussion until Mr. Comitta arrives at the meeting. The following sections of the proposed ordinance were discussed among the consultant, P.C. and Mr. Gallant. Mr. Comitta arrived at 8:10 p.m.

1. Part 24 Natural Resource Protection Standards
2. Part 25 Mushroom Substrate Processing
3. Leed-Neighborhood Design
4. Open Space Design
5. Riparian Buffer Zone Alternatives
6. Access Management

The next meeting for review of the ordinance draft is scheduled for November 1, 2007. Mr. Comitta indicated that he will have the ordinance to Chester County by Friday, October 12, 2007 for review by Mark Gallant.

Annand Property Purchase: The Open Space Committee is interested in purchasing the Annand Property. The property to be acquired is contemplated for public recreation and open space purposes. The uses are consistent with and further the goals, objectives and strategies of the 2006 Comprehensive Plan, which also functions as the Open Space, Recreation, and Environmental Resources Plan. On motion by Mr. Hoffman, seconded by Mr. Olivier, the Township Planning Commission endorsed the Township's decision to submit grant applications to Chester County, the Commonwealth of Pennsylvania, and other potential funding sources for acquisition of the Annand property. Motion carried by a vote of 4-0.

Public Comment: No public comment.

Adjournment: The meeting was adjourned at 9:43 p.m.

Respectfully submitted,



Richard J. Squadron
Planning Commission Secretary