

**FRANKLIN TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
JANUARY 10, 2008**

Call to Order:

Planning Commission Chairman Eric Brindle called the meeting to order at 7:10 p.m. Present were Mr. Ralph Olivier, Mr. Richard Squadron, and Dr. Dave Hoffman (arrived at 7:20). Dr. Mark Harris was absent from the meeting. Other Township Officials in attendance included John Theisen, Township Engineer from LTL Consultants, Grant Hitchens, Township Engineer from Kohli & Associates, and Mr. Stephen Ross, Interim Township Manager. There were 13 members of the public in attendance.

Planning Commission Organization:

On a motion by Mr. Brindle, seconded by Mr. Squadron, Mr. Olivier was nominated for the position of Chairman. Motion carried by a vote of 3-0

On a motion by Mr. Squadron, seconded by Mr. Olivier, Mr. Brindle was nominated for the position of Vice Chairman. Motion carried by a vote of 3-0.

On a motion by Mr. Brindle, seconded by Mr. Oliver, Mr. Squadron was nominated for the position of Secretary of the Planning Commission. Motion carried by a vote of 3-0.

Public Comment: No public comment.

Approval of Minutes – November 1, 2007:

On a motion by Mr. Squadron, seconded by Mr. Brindle, the Minutes of November 1, 2007 were approved as submitted. Motion carried by a vote of 3-0.

Dr. Hoffman arrived at this point in the meeting.

Plans:

- **Megill Homes:** The applicant, Megill Homes, was represented by Jim Frisch from Regester Associates, Inc. Megill Homes is the equitable owner of the property with the underlying owner being John M. Matsen. The plan dated November 15, 2007 is for a two-lot subdivision. The property is located in both Franklin and New London Townships. The plan was previously reviewed by the Planning Commission in February 2007. The applicant now states that the previous sketch plan had an incorrect boundary line resulting in approximately 10 acres of the adjacent Wheatland Tract now being totally located in New London Township and not Franklin. Without the 10-11 acre Matsen homestead and the land moved to New London Township due to the suggested boundary line change, the acreage claimed to be in Franklin Township is 20.616 acres. Mr. Frisch

indicated that he resubmitted a revised plan on January 10, 2008 in response to the letter dated December 20, 2007 from the Township's engineers, Kohli & Associates. Mr. Fritsch provided a letter dated January 9, 2008 that included a list of requested waivers. Mr. Squadron stated that it would not be appropriate to consider the waivers tonight since the 1/10/08 revised plan has not been reviewed by the Township Engineer.

Mr. Fritsch described why that applicant had changed the boundary line between Franklin and New London Townships on the pending subdivision plan. Mr. Fritsch stated that the change was based on a title report done on the property. Mr. Squadron suggested that the accuracy of, and any issues raised by, the suggested boundary line change be reviewed by the Township Solicitor. However, the Planning Commission decided that the applicant's attorney should first provide his client's position regarding the suggested boundary line change before the Township authorizes its solicitor to review the matter.

Mr. Olivier felt that the significant issues on the waiver list are as follows:

1. Specifying minimum right-of-way widths and requiring dedication of additional right-of-way.
2. Requiring placement of survey monuments at all corners, angle points, and the beginning and ending of curves.

However, it would be important for the Planning Commission to receive specific input from the Township Engineer regarding the list of requested waivers outlined in the January 9, 2008 letter. Mr. Oliver further indicated that he has an interest in knowing the location of sewage effluent as it pertains to the property located in Franklin Township.

The Planning Commission is unable to provide a plan review until the Solicitor and the Engineer have an opportunity to review the revised plan and determine the legitimacy of the boundary line change.

- Cornerstone Presbyterian Church: The Church is located at the intersection of SR896 and Gypsy Hill Road. The Land Development Plan dated December 3, 2007 was prepared by Crossan Raimato, Inc. The property is 22.77 acres and is located in the LDR zoning district. The proposal depicts an existing building being 11,700 square feet, an immediate proposed addition of 16,084 square feet and a future proposed addition of 9,553 square feet. The property is served by public water provided by Aqua of Pennsylvania, Inc. and on-lot sewage. The Township Manager provided the Planning Commission with a final plan check list that listed reviews by the various consultants and agencies. Mr. Ken Crossan was available to explain the current plan and answer questions from the Commission. Mr. Squadron moved, seconded by Mr. Brindle, to recommend to the Board of Supervisors that they approve the Cornerstone Presbyterian Church

Final Land Development Plan dated December 3, 2008 with the following waivers and conditions:

1. Whereas the existing landscaping provides adequate screening from the Mower parcel; and Whereas the proposed landscaping around the parking lot will provide further screening; and Whereas the properties on the northwest side of the parcel are also screened, we find that requiring additional screening along the property boundaries would be superfluous and, therefore, we recommend that no additional screening be required along the northern property boundary and that a waiver from §610.B.2 of the SALDO be granted.
2. Whereas the new development on the site is a small portion of the total area of the existing site and full compliance with Ordinance 2005-03 §401.A.2 regarding stormwater flows would require the applicant to manage stormwater flows from undisturbed areas, and because the Plan results in a reduction of post-development flows vs. pre-development flows, we recommend that a waiver from that section be granted.
3. Whereas the PC finds that the requirement for the open space fee-in-lieu is not applicable because the parcel is not going to be used for residential dwellings or commercial uses, we recommend that a waiver from that requirement be granted.
4. We recommend that the final approval by the Board take place only upon satisfaction and completion of the following conditions:
 - The Township Solicitor has reviewed and approved the Operation and Maintenance Agreements applicable for handling of stormwater management.
 - The Township Solicitor has reviewed and approved the Subdivision and Land Development Improvement and Escrow Agreement.
 - The a traffic impact fee appropriate for the parcel, in an amount determined by the Board of Supervisors with the advice of the traffic consultant McCormick Taylor, be charged to the applicant at time of issuing of a building permit.

Mr. Squadron apologized to the Board for not having the exact amount of the traffic impact fee and offered the help of the Planning Commission in determining same, if needed.

The motion carried unanimously.

Proposed Amendment to the SALDO:

The Chairman requested that Mr. Ross provide an explanation relative to the proposed ordinance. Mr. Ross explained that the ordinance is being proposed to amend Sections 404 and 609 of the Franklin Township SALDO. Section 404 would require that all Preliminary Plans shall be submitted with a title insurance certificate and documentation of any and all encumbrances, conservation easements or deed restrictions that may be

applicable to a property. Section 609 would provide that no Subdivision or Land Development Plan shall violate any such encumbrance, conservation easement or deed restriction. Mr. Squadron moved, seconded by Mr. Brindle, to recommend to the Board of Supervisors that the Board adopt the proposed ordinance.

Mr. Squadron explained the reasons that this amendment was proposed. Discussion followed outlining the benefits that the amendment provides to the Township and the developers.

Motion carried by a vote of 4-0.

Public Comment: No public comment

Adjourn: The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Richard J. Squadron
Planning Commission Secretary

01.10.08.v.3.er.