

Franklin Township

Board of Supervisors

MEMORANDUM

TO: Planning Commission
FROM: Stephen J. Ross, Interim Township Manager
RE: Supplement to January 10, 2008 PC Agenda
DATE: January 3, 2008
CC: Board of Supervisors

The following supplemental information is presented to the Planning Commission in order to provide further detail regarding the subjects contained in the agenda.

- **Organization of the PC** – the Commission must decide on the election of officers including Chairman, Vice Chairman and Secretary.
- **Megill Homes** - The Matsen Property is located in both Franklin and New London Townships. The current two lot plan is far different from what the PC reviewed in February 2007. Their Engineer has now determined that the previous sketch plan had an incorrect boundary line with a change resulting in approximately 10 acres of the Wheatland Tract being located totally in New London Township and not Franklin. By removing the 10-11 acre Matsen homestead and deducting the boundary change, this leaves a remaining acreage of 20.616. The sketch plan in February indicated the ground in Franklin to be 43 acres. The developer isn't providing an explanation on how the Franklin parcel will be developed.

The meeting in February 2007 provided two alternative sketch plans for the Planning Commission to consider. Of greatest concern was the proposed sewage treatment facility. The applicant requested the Township to consider entering into an inter-municipal agreement with New London Township allowing the commingling of the sewage from both townships, treatment of same at the Wheatland facility, and the return of the effluent to a drip field to be located on a portion of the property located in Franklin Township. The Planning Commission expressed some concerns regarding how this arrangement would work and be structured, and informed the developer that there is no certainty that an agreement acceptable to both Townships could be worked out.

Conclusion:

It was generally determined by the Planning Commission that the applicant should step back and analyze the comments provided by the Commission and possibly develop several other alternatives that would address these issues. The applicant further agreed to have Franklin's sewer consultant, URS, review the technical aspects of the plan to see if it is even in the realm of possibility before having them do an extensive study. It was agreed that the applicant would pay for the cost of such a review.

Regarding the two lot plan, the following comments were received from the township consultants:

Kohli & Associates – letter dated December 20, 2007

1. The boundary between Franklin Twp. and New London Twp. has shifted from the previous sketch plan. No portion of the Wheatland Farms Subdivision is located within Franklin Twp. The basis for this change is noted on Sheet 1, Note 11 which states that the boundary has been taken from a map prepared for the subdivision which created Franklin Township. The details of the physical evidence have not been provided.
2. No improvements are proposed by this subdivision.
3. A waiver allowing a single submission of preliminary and final plans.
4. Other waivers being sought by the applicant include the following:
 - Using a map scale of 1" = 110' (acceptable)
 - Larger sheet size than the ordinance states which is 30" X 42". (acceptable)
 - Site location map being 1" = 1000'. (acceptable)
 - Waiver of plan submission to proposed improvements. (acceptable)
 - Waivers requested regarding Preliminary Plans correlate with plan information. The request should be updated accordingly.
 - Additional dimensional information for the existing and proposed rights-of-way is provided.
5. The plan doesn't conform to the ultimate right-of-way requirements for Walnut Glen Rd. and Newark Rd. Plan should be revised to reflect the requirements of Section 705.c.
6. A note indicating that the ultimate right-of-way shall be continually offered for dedication be added to the plan.
7. The location of survey monuments shall be provided.
8. Considering the change to the boundary survey, the applicant should provide information for the basis for the revised location.
9. Developing lot 1 and 2 individually will create a development with two access points from Walnut Glen Road.

Chester County Planning Commission – letter dated December 20, 2007

1. Recommend that a sketch plan precede future development of the parcels.
2. Comment regarding careful review of storm drainage conditions when the parcel is developed.
3. If development occurs the removal of trees be limited.
4. If development occurs careful inspection to control erosion on the site.
5. The subdivision is located in the DEP Special Protection Watershed and Best Management Practices should be observed.
6. The parcel is under Act 319 and the applicant should contact the County Tax Assessment Office.

URS – as of 1-4-07, no review letter has been received.

- **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. The final 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.

The applicant appeared in front of the PC on September 6, 2007 and the following was taken from the minutes at the conclusion of the discussion:

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.

The plan was last revised on December 3, 2007 and reviewed by John Theisen with comments shown in his December 21, 2007 letter. The following summary comments are taken from Mr. Theisen's letter:

1. Review comments:
 - a. Chester County Planning Commission (resolved)
 - b. Chester County Conservation District (approved)
 - c. Chester County Health Department (approved)
 - d. Pa. DEP – planning modules (approved)
 - e. Fire Chief (approved June 12, 2007)
 - f. PennDot (not applicable)
2. Waiver requests
 - a. Screening is required on property boundaries – PC recommended waiver.

- b. 2- and 10- stormwater peak flows will not impact on the areas outside the disturbance.
 3. An improvements agreement with security will be required.
 4. As-built plans shall be submitted to the Township upon completion of the project.
 5. An Operations and Maintenance plan shall be presented for approval by the Township. Currently being reviewed by the Solicitor. The O&M Plan shall be recorded.
 6. The Traffic Impact Fee was reviewed by McCormick Taylor, Township Traffic Consultant, on August 10, 2007 (see attached letter). In the letter it indicates there are 56 peak hour trips resulting in a \$59,640 fee owed to the township. The increase of peak hour trips is based on the congregation seating from 350 to 1,000 and the school students going from 40 to 200.
- **Amendment to Sections 404 and 609 of the Franklin Township SALDO.** This proposed ordinance amends Section 404 of the Subdivision and Land Development Ordinance to 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 and further amends Section 609 to provide that no Subdivision or land development shall violate any such encumbrance, conservation easement or deed restriction. The ordinance was promulgated by Ms. Price in early 2007 and the Solicitor finally provided the amendment to the Township. The Staff placed this item on the agenda in anticipation of receiving review comments from the CCPC. If not received by meeting time, this item will be removed from the agenda.

This concludes the agenda supplement.