

**FRANKLIN TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
APRIL 3, 2008**

Call to Order: Planning Commission Chairman Ralph Olivier called the meeting to order at 7:03 p.m. Present were Mr. Eric Brindle, Dr. Dave Hoffman and Mr. Richard Squadron. Dr. Mark Harris was absent due to a family conflict. Others in attendance included Mr. John Theisen of LTL Consultants, Ltd., and Stephen Ross, Interim Township Manager. There were seven members of the public in attendance.

Public comment: No public comment.

Approval of Minutes – March 6, 2008: On motion by Mr. Squadron, seconded by Mr. Brindle, the minutes of the Planning Commission meeting of March 6, 2008 were approved as submitted by the Planning Commission Secretary. Motion carried by a vote of 4-0.

Plan Review:

- **Breschia Property Sketch Plan:** This is a proposed land development plan submitted by William Hutchings and includes a 73,500 square foot self-storage facility on New London Road, west of Good Hope Road. The tract is 5.784 acres and is located principally in the LI (light industrial) zoning district with the southern portion in the LDR (low density residential) zoning district. The plan depicts a two-story section being 56,000 square feet and a one-story section being 17,500 square feet. Mr. Barry Stingel of Hillcrest Associates was present to give the Planning Commission an overview of the plan on behalf of Mr. Robert Breschia, the owner. Following are the highlights of the discussion:
 1. The applicant will make available architectural drawings at the preliminary plan stage.
 2. Interior access with climate control on the 2nd floor.
 3. The building will be mostly metal. The front could have brick façade.
 4. The applicant met with a PennDOT representative who recommended the entrance location shown on the Plan which is at the northwest portion of the site where it intersects with Route 896. PennDOT did not see a need for a left turn lane on Route 896.
 5. The septic system will be located outside of the 40 foot buffer area. DEP advised that a sewage planning module is not required because of the small size of the system (~200 gallons/day). The proposed sewage system, and DEP's determination that a sewage planning module is not required, are based on the assumption, confirmed by the owner, that no one would be living at the property.
 6. There will be fencing around the entire perimeter of the site with a gated entrance. The applicant will consider some form of decorative fencing.

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7. Of the 37 parking spaces proposed, 30 will be available for rent. The applicant proposes that the spaces will be used by small boats and/or vehicles, not RVs.
8. Landscaping and screening became an issue in general and specifically as related to screening of the rented parking spaces from adjacent properties.
9. The number of parking spaces became an issue as 37 spaces are being proposed. The ordinance requires a minimum of 1-½ spaces per 1,000 square feet of gross floor area. The applicant will supply backup data to support their position that this requirement is not reasonable for this type of business.
10. Owner will submit a copy of the tenants lease agreement, including restrictions, for review by the Commission.
11. A lighting plan will be submitted.

Dr. Hoffman left the meeting at 8:00 p.m.

- ***Brothers Property:*** The property is a 3-lot subdivision that includes an existing house and two lots proposed for residential development. The 9.8827 acre parcel is within the AR-Agricultural Residential-Zoning District on South Guernsey Road. Mr. Kevin Crossan of Crossan-Raimato was present to discuss the plan and provide a brief history of what was previously submitted. Mr. Crossan provided an explanation of the optional plans that were presented to the Planning Commission in October and November, 2006. The plan reviewed by LTL Associates, Township engineers, was designated a preliminary plan. Mr. Ross will check to be sure that proper procedures were followed in submitting the preliminary plan. If it was properly filed in February, it will expire in May. Mr. Crossan requested that the Planning Commission provide direction relative to providing waivers for two flag lots. None of the remaining Planning Commission members at the meeting indicated that they were in favor of providing a waiver for the two-lot plan based on current information. The Planning Commission stated they would like to see a plan presented that met the Township's ordinances without requiring any waivers. Mr. Crossan stated that without an indication from the Planning Commission that a waiver would be granted for the additional flag lot, he was not sure how the applicant will proceed. He said that Ken Crossan would be in touch with Mr. Ross in this regard. There was no motion to approve or deny the plan. The applicant can request an extension or action will be required at the Board of Supervisors' meeting on May 14, 2008.

Public Comment: No public comment

Adjourn: Meeting was adjourned at 8:20 p.m.

Respectfully submitted,

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Richard J. Squadron
Planning Commission Secretary

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