

APPROVED

FRANKLIN TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
JUNE 5, 2008

Call to Order: Planning Commission Chairman Ralph Olivier called the meeting to order at 7:09 p.m. Present were Mr. Eric Bindle, Dr. David Hoffman and Mr. Richard Squadron. Others in attendance included Mr. Grant Hitchens of Kohli & Associates, Mr. John Theisen of LTL Associates and Stephen Ross, Interim Township Manager. Dr. Mark Harris advised that he would be absent. There were 8 members of the public in attendance.

Public Comment: No public comment.

Approval of Minutes – May 1, 2008: On motion by Mr. Hoffman, seconded by Mr. Squadron, the minutes of the Planning Commission Meeting of May 1, 2008 were approved as submitted by the Planning Commission Secretary. Motion carried by a vote of 4-0.

Plan Review:

Stonegate Lot 6 Resubdivision Plan: The property (Lot 6) is located within the Stonegate development which is situated at the south end of Stonegate Drive, east of Creek Road and involves reconfiguring Lot 6 by an exchange/transfer of two areas of 0.129 acres each – one transfer of a portion of Lot 6 to the Homeowners Association to add to open space and one transfer from open space held by the Homeowners Association to the property owner, Mrs. Kim Fisher, to be added to Lot 6. The lots are situated in the R-1 zoning district. Mrs. Fisher was represented by Barry Stingel of Hillcrest Associates Inc. and Mr. Edward Foley, Esq. Mr. Stingel provided background information on the history of the plan including the previous property owner constructing a swimming pool within the area designated as a Conservation Easement and Private Open Space. After the previous owner conveyed the property to Mrs. Fisher it was discovered that the pool encroached on the designated easement area and private open space. In addition to the property exchange, what is being proposed on the plan is an additional pedestrian access easement along the eastern edge of the property. The discussion between the Planning Commission, Mr. Foley and Mr. Stingel included the following points:

- a. The status with, and approval of, The Brandywine Conservancy to the proposed plan needs to be finalized, including receipt of written acknowledgement from the conservancy indicating their acceptance of the proposed pedestrian access easement and encroachment.
- b. Notarized signatures need to be on the plan as per section 502.F of the Subdivision and Land Development Ordinance.
- c. The following requested waivers were generally considered by the Planning Commission to be appropriate and supported:
 1. Physical features including contours, soils, woods, steep slopes, and underground utilities as per section 502.M of the Subdivision and Land Development Ordinance (SALDO).
 2. Sedimentation and Erosion Control plan as per section 502.Q of the SALDO.
 3. Final plans must contain all of the information required by Preliminary Plans per section 503.C of the SALDO.
- d. Acknowledgement from the Solicitor that he has reviewed all of the documents and found them to be satisfactory as related to the Amendment to Declaration of Restrictions, Covenants, Conditions and Easements for the property.

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The Commission deferred further action on the plan until more of the details are completed, particularly with The Brandywine Conservancy, and presented in a revised plan. Mr. Squadron moved, seconded by Mr. Brindle, to authorize the Chairman of the Planning Commission to execute Section D of the DEP request for Planning Waiver and Non-Building Declaration form. Motion carried by a vote of 4-0.

Sarana (Davis) Preliminary Subdivision Plan: The Sarana 83.175 acre subdivision plan is located on the north side of Route 841 across from Hidden Fox Drive and within the AR Agricultural Residential District. Mr. Barry Stingel of Hillcrest Associates presented the plan to the Planning Commission and explained the requested waivers. He introduced Mr. Robert Davis, property owner and Mr. Neil Meisel who will build a future house on one of the lots. The following waivers from the provisions of the SALDO were requested:

- a. Section 1510.F.1.a.5 requires the creation of Township wide open space networks. The Planning Commission favored the waiver because the significant preserved open space will conform and meet the goals inherent in this section of the ordinance. (The Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors.)
- b. Section 1510.F.1.b (3) requires dwellings to be configured and to be located outside of broad, open vistas. (Additional information will be provided by the applicant.)
- c. Section 1510.F.1.b (4) requires dwellings to be configured to provide maximum views of and access to open space by residents of the proposed dwellings. (Additional information will be presented by the applicant.)
- d. Section 604.D requires Lots 3 and 4 side lot lines to be perpendicular to State Route 841. (The Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors.)
- e. Section 604.F requires Lots 2, 3 and 4 to have depth to width ratios that exceed 2 ½ to 1. (The Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors.)
- f. Section 607.A requires community facilities, including schools. The plan provides for significant open space not to be developed and for only 4 lots. (The Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors.)
- g. Section 607.D requires the dedication of 0.36 acres of parkland to Franklin Township or a fee in lieu of \$14,000. The proposed open space is presented on the plan in lieu of a fee. (The Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors.)
- h. Section 610.A.4 requires plant materials chosen to satisfy screening and landscaping requirements and shall be indigenous to the area. (The Planning Commission deferred screening until the adjacent property owner decides to buy the lot on the west side of tract. The east side has existing hedge row which is to be considered in lieu of planting evergreens. On the south side and adjacent to Route 841 the applicant and Planning Commission decided to include on the plan deciduous trees and low growing plants).
- i. Section 610.A.5 requires achieving screening objectives within 3 years.
- j. Section 610.A.6 requires meeting size requirements.
- k. Section 610.A.7 requires having the planting characteristics as listed.
- l. Section 710 provides that sidewalks maybe required at the discretion of the Board of Supervisors. The Planning Commission believes that sidewalks are not appropriate in this rural setting and would recommend to the Board of Supervisors that it not require sidewalks.

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- m. Section 711 requires street lighting. The Planning Commission felt that street lighting was not appropriate in this rural setting. (The Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors.)
- n. Section 714.E prohibits common driveways for lots 2, 3 and 4. The Planning Commission felt that common driveways were the preferred option given the alternatives. (The Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors.)

The Commission and the Applicant participated in a discussion regarding the plan and the location of the proposed houses. Mr. Stingel advised that he would present photos depicting location of the proposed houses. At the conclusion of the meeting it was decided that the applicant will revise the plan and present additional information at a future meeting.

Insinga: Mr. Barry Stingel of Hillcrest Associates presented the plan to the Planning Commission and explained the requested waivers of the Subdivision and Land Development Ordinance. The 14.10 acre parcel is located on the west side of Appleton Road and extends west to Peacedale Road. The plan involves the creation of three new lots and reconfiguration of two existing lots. The lots are situated in the C-Commercial, V-Village and LDR-Low Density Residential Zoning Districts. The applicant is seeking a recommendation of approval for the following Subdivision and Land Development waivers:

- a. Section 1501.C.2.b requires landscape screening whenever a use is permitted by Conditional Use. The Planning Commission expressed its view is that fencing will be provided and the addition of plant material within the riparian buffer is sufficient. The Planning Commission preferred the riparian buffer be screened in lieu of additional landscaping.
- b. Section 604.D requires radial side lot lines. The Planning Commission considered this waiver request and expressed that a reasonable supporting explanation for waivers from 604.G and 604.I were provided by the applicant. (The Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors.)
- c. Section 604.G prohibits the use of flag lots to avoid construction of a street and Section 604.I limits the number of flag lots to one. The plan as presented utilizing flag lots has a smaller environmental impact than alternative plans with a public street and more homes. (The Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors.)
- d. Section 610.B.5 prohibits existing vegetation to be used towards screening along public roads (Appleton). The Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors because the view from Appleton to the proposed houses, including the planting of ornamental shrubs, is more favorable.
- f. Section 401.A.2 requires further reduction during the peak rate of flow below the predevelopment peak rate. The Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors because Kohli and Associates, Franklin Township's engineers, recommend granting the waiver since the goals of Section 719 are being met.
- g. Section 611.D requires a minimum distance of 100 feet from an intersection. Due to limited site frontage at this intersection and the minimal volumes anticipated to be generated by this development, the Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors.

The Planning Commission requested that a pedestrian trail of woodchips be installed from the west to the east as it nearly intersects with Route 896. At the Peacedale Road access the developer shall place a hard surface trail for an extended distance of 35 feet minimum.

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Downs Preliminary Subdivision Plan: The 89.763 acre parcel is being proposed as a five lot subdivision plan and is situated on Route 841 in the northern quadrant of the Township. Mr. Barry Stingel of Hillcrest Associates presented the plan and sought recommendations from the Planning Commission relative to receiving waivers for multiple sections of the Franklin Township Subdivision and Land Development Ordinance. Mr. Scott Downs, applicant, was present to lend support to Mr. Stingel.

The following waivers were discussed:

- a. Section 404.A requires a two-step process for preliminary and final plan approval. No development is being proposed; therefore the Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors.
- b. Section 502.Q requires submission of an erosion and sedimentation control plan. No development is being proposed; therefore Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors.
- c. Section 503.C requires final plan requirement to show all preliminary plan information. No development is being proposed; therefore the Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors.
- d. Section 610 requires screening and landscaping along property frontage with exception of the frontage of Wickerton Road along the frontage of the existing Goodwin buildings being approximately 850 feet. The view sheds from the roadway would be distorted if landscaping were to be planted along the total property. Therefore, the Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors, with the exception of landscape screening still being required / provided on 850 foot frontage near the Goodwin existing buildings.
- e. Section 702.E requires additional right-of-way along Wickerton Road. The applicant is offering 40 foot ultimate right-of-way from the center line but not to be dedicated until such time as requested by the Township. The Planning Commission indicated it would support recommendation of this waiver to the Board of Supervisors because PennDot will not accept dedication unless additional widening is proposed or other improvements warrant the expanded right-of-way.
- f. Section 710 requires construction of sidewalks at the discretion of the Board of Supervisors. The Planning Commission believes that sidewalks are not appropriate in this rural setting where the applicant is working with the Open Space Committee to provide a trail system on their property, and would recommend to the Board of Supervisors that it not require sidewalks.

The applicant agrees to furnish a copy of the wetlands report.

Public Comment: No public comment.

Adjourn: The meeting was adjourned at 10:18 p.m.

Respectfully submitted,

Richard J. Squadron
Planning Commission Secretary