

APPROVED

FRANKLIN TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
JULY 3, 2008

**Call to Order:** Planning Commission Chairman Ralph Olivier called the meeting to order at 7:05 p.m. Present were Mr. Eric Brindle and Dr. Mark Harris. Dr. Dave Hoffman arrived at 7:12 p.m. Mr. Richard Squadron advised that he would be absent from the meeting. Others in attendance included Mr. Grant Hitchens of Kohli & Associates, Mr. John Theisen of LTL Associates, Mr. Stan Corbett of URS Inc. and Stephen Ross, Interim Township Manager. There were eight members of the public in attendance.

**Public Comment:** No public comment.

**Approval of Minutes – June 5, 2008:** On motion by Mr. Brindle, seconded by Mr. Harris, the minutes of the Planning Commission Meeting of June 5, 2008 were approved as submitted by the Planning Commission Secretary subject to the following changes:

1. Item d., page 4, 3<sup>rd</sup> sentence, "850 foot frontage" be replaced with "150 feet in front of metal building."
2. Item e, page 4, 2<sup>nd</sup> sentence, "Township" be replaced with "PennDot".

Motion carried by a vote of 3-0.

**Plan Review:** (Dr. Hoffman arrived at this point in the meeting.)

- *Downs (Goodwin) Final Subdivision Plan:* The plan being reviewed is dated April 12, 2008, revised June 13, 2008. The 89.763 acre property is located on both sides of Rt. 841 depicting a total of five lots. The Commission reviewed an earlier version at the March 6 and June 5, 2008 meetings and considered the various waivers requested by the applicant. Mr. Barry Stingel of Hillcrest Associates presented the plan to the Commission. The Commission generally concurred that the requested waivers were reasonable and will recommend to the Board of Supervisors that they be approved as follows:
  1. SALDO Section 404.A to allow a combined preliminary/final plan process.
  2. SALDO Section 502.Q, to not provide an erosion and sediment control plan.
  3. SALDO Section 503.C regarding the final plan requirement, to show all preliminary plan information.
  4. SALDO Section 610 to provide limited landscaping and buffering along the property frontage with the exception of the frontage in front of the existing Goodwin buildings being approximately 150 feet near the berm.

The Commission reviewed the letter from John Theisen of LTL dated June 18, 2008. On motion by Mr. Brindle, seconded by Dr. Harris, the Downs Preliminary/Final Subdivision Plan is recommended to the Board of Supervisors for approval subject to the following conditions:

1. The four waivers as noted above are recommended to the Board of Supervisors for approval based on the fact that there is no development planned on the site.
2. The applicant shall record the final plan within 90 days of approval by the Board of Supervisors.

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3. The applicant's engineer must seal the plans and provide a statement that the "Zoning and Subdivision and Land Development Ordinances have been reviewed and, to the best of this preparer's knowledge, the plans are in conformance."
4. Owner's certification must be signed and notarized.
5. The applicant is responsible for contacting the County Tax Assessment Office relative to the Act 319 status.

Motion carried by a vote of 4-0

- *Insinga Preliminary Subdivision Plan:* Insinga is a 14.10 acre parcel located on the west side of Appleton Road and extends west to Peacedale Road. The plan includes the creation of three new lots and reconfiguration of two existing lots within the C-Commercial, V-Village and LDR- Low Density Residential Zoning Districts. Single family homes are a use by right in the V and LDR Districts, and are permitted by Conditional Use in the C District. The site was the subject of a Conditional Use Decision and Order dated January 31, 2006. The conditions were written in the context of a previous plan. However, the Solicitor has advised that the Board of Supervisors retains the authority to further modify the site design without the necessity of reopening this conditional use approval, in any manner upon which the Township and the Applicant shall mutually agree. The applicant has recently appeared at the July 3, 2008 meeting of the Planning Commission and the following waivers were recommended for approval by the Board of Supervisors:
  1. **SALDO Section 610.B** requiring landscape screening. The PC favored planting the riparian buffer along the stream instead of screening along the northern boundary where the existing vegetation is very dense.
  2. **SALDO Section 502.L.14** in regards to locating existing septic facilities within 100' of the outbound property lines of the property. The PC is in favor of this waiver because the applicant has located the majority of these systems and the ones that are not located could not possibly interfere with the applicants proposed well and septic locations since they are not within 100' of the property line.
  3. **SALDO Section 604.D** regarding the use of radial (right angle) side lot lines. The PC is in favor of the waiver because of the narrowness of the property.
  4. **SALDO Section 604.F** regarding excessively deep lots with a depth to width ratio of no more than 2.5:1. Due to the long, narrow configuration of the parcel, the PC is in favor of this waiver.
  5. **SALDO Section 604.G** prohibiting the use of flag lots. Due to the long, narrow configuration of the parcel, the PC is in favor of the waiver.
  6. **SALDO 604.I** limiting the number of flag lots to one. Due to the long, narrow configuration of the parcel, the PC is in favor of the waiver.
  7. **SALDO Section 610.B.5.a and c** regarding the requirement of buffering along Appleton Road. The PC is in favor of this waiver because it is undesirable to screen and buffer the existing house in the Village District from the street. Therefore the applicant will plant ornamental shrubs in lieu of screening along Appleton Road.
  8. **SALDO Section 611.B** in regards to distance between access points. As it is impossible for the applicant to move the common driveway for Lots 3 and 4 100' or more from the intersection of Route 896 and the turn off from Appleton Road, and since the applicant is eliminating a

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more dangerous driveway that is currently closer to this intersection, the PC is in favor of this waiver.

9. **Stormwater Management Ordinance, Section 401.A.2** provides for a further reduction in the peak flow rate below the pre-development peak flow rate. Since the goals of Section 719 of the SMO have been met, the PC has no objection to recommending waiving the additional peak rate reduction required by Section 401.A.2.

On motion by Mr. Brindle, seconded by Mr. Hoffman, the Planning Commission recommended to the Board that the Insigna Preliminary Plan be conditionally approved as follows:

- A. Recommendation to approve the waivers as noted above that include **eight SALDO provisions** and **one Stormwater Management Ordinance** provision.
- B. **Provide an asphalt trail** as currently shown on the plan from the common driveway at the boundary between Lots 1 and 2 to Appleton Road, the common driveway itself providing trail access back to Peacedale Road. A separate trail entrance is to be provided from Peacedale Road that ties into the common driveway. Also provide access to the Charter School Property with a wood chip trail from the common driveway portion of the trail as was shown to the PC at the 7/3/08 meeting and provide trail marking signs.
- C. **SALDO Section 714.E** provides that the Board of Supervisors shall have the authority to approve common driveways. The PC recommends that the Supervisors approve a common driveway for Lots 1, 2 and 5 and an additional common driveway for Lots 3 and 4.
- D. **SALDO Section 710.A** provides that the Board of Supervisors have the discretion to require sidewalks. The Planning Commission recommends that a sidewalk be installed along Appleton Road.
- E. **Drawing 5A, Erosion and Sedimentation Control Plan** should be revised to indicate placement of orange construction fencing consistent with the revised sewage system layouts for lot 3.
- F. **Lot 3 replacement sewage system** area designation should be revised to include the extent of berm for the elevated sand mound. The berm area must remain undisturbed to preserve viability of this area in accordance with Plan Note 20 and Section 722.K.4 of the SALDO.
- G. The applicant should add the new well for lot 4 that was shown on the **SFPM plan** onto the final subdivision plan.
- H. The applicant should add the septic locations that were shown on the **SFPM plan** onto the final subdivision plan.
- I. In a July 9, 2008 letter from Walt Leis of Tetahedron Consultants, Inc. the Township was advised that "the Insigna property is beneath the threshold for **hydrogeological studies** and is therefore in compliance with ordinance 2002-07.

Motion carried by a vote of 4-0.

- Hess Mill Lots 6 & 8: Mr. Randy Fisher of Stantec Consulting Services presented a subdivision plan for the minor lot line adjustment for a property located on Oak Tree Drive. The plan appears to be dated July 13, 2007 but there have been subsequent revisions with no revision date shown on the

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plan. The applicant proposes to exchange land between Lot 6 and Lot 8 of the Hess Mill Run Phase II subdivision as well as consolidate a 50-foot wide parcel extending along Lot 8. In addition, the applicant is proposing the creation of a 20-foot wide utility easement over an existing 50-foot wide parcel. The proposed easement has now been identified as a utility easement for Lot 6 over the access portion of Lot 8. The plan has been reviewed by Kohli and Assoc. and URS with both letters dated June 24, 2008. The discussion at the PC meeting was limited to the waiver request as listed below. Kohli is recommending that waivers be provided because the plan does not create any changes in use, no construction is being proposed, and record information is available:

- a. SALDO 502.L.13 – Location of all public utilities both exiting and proposed.
- b. SALDO 502.L.14 – Location of all existing wells and sewage drain fields.
- c. SALDO 502.L.17 - Location, type, size, and invert elevations for all storm sewer facilities.
- d. SALDO 502.L.18 – Location, type, size and invert elevations for all sanitary sewer facilities.
- e. SALDO 502.L.19 – Location, type, and size for all water facilities
- f. SALDO 502.M.1 – Existing and proposed contours
- g. SALDO 502.M.2 – Soil types and boundaries
- h. SALDO 502.M.3 – Floodplain limits
- i. SALDO 502.M.4 – Natural watercourses, and swales
- j. SALDO 502.M.5 – Steep slopes
- k. SALDO 502.M.6 – Wooded areas, tree lines, and significant single trees that have a bearing on driveways, roadways, lot lines, drainage areas, or other uses
- l. SALDO 502.M.7 – Exact location of underground utilities
- m. SALDO 502.M.8 – Location of all non-tidal wetlands.
- n. SALDO 503.I – Location of all underground storage tanks
- o. SALDO 722.K.4 – Identification of replacement sewage system areas.

The Commission didn't object to the requested waivers since this plan does not create any building lots or propose any changes in use, no construction is being proposed, and record information is available. The only exception to the proposed waivers is SALDO 502.L.14, SALDO 502.L.18 and SALDO 722.K.4. Acceptability of waivers from these sections was contingent upon the plan showing the existing replacement sewage system area on lot 6.

**Public Comment:** No public comment

**Adjourn:** The meeting was adjourned at 8:38 p.m.

Respectfully submitted,

Richard J. Squadron  
Planning Commission Secretary