

# APPROVED

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## **FRANKLIN TOWNSHIP** **PLANNING COMMISSION MEETING MINUTES** **NOVEMBER 6, 2008**

**Call to Order:** Planning Commission Chairman Ralph Olivier called the meeting to order at 7:06 p.m. Present were Mr. Eric Brindle, Dr. Dave Hoffman, Mr. Richard Squadron, and Dr. Mark Harris. Others in attendance included Jennifer Leister of Thomas Comitta Assoc., Solicitor Bob McClintock, Sharon Norris, Township Secretary and Jeff Eastburn, Asst. to the Township Manager. There were 5 members of the public in attendance.

**Public Comment:** No public comment.

**Approval of Minutes - October 2, 2008:** On motion by Mr. Brindle, seconded by Mr. Squadron, the Minutes of the Planning Commission Meeting of October 2, 2008 were approved with the following amendments: Pg. 3, Sarana, 1.b., end of 2<sup>nd</sup> sentence change "small" to "large". Item 1.h. is not a waiver of the SALDO and should become separate item No. 2, thereby changing Nos. 2 and 3 to Nos. 3 and 4. In the "Call to Order" section revise it to note that Dr. Hoffman was absent from the October 2<sup>nd</sup> meeting. Motion carried unanimously.

### **Planning & Zoning:**

#### *Public Meeting – Amendments to the Zoning and Subdivision and Land Development Ordinances:*

Mr. McClintock opened the Public Meeting and provided a brief history of the amendments to the Zoning Ordinance and the Subdivision and Land Development Ordinance (SALDO), explaining that the only change since the Planning Commission's last review is the addition of the TND District to the zoning map.

Mr. Squadron moved, seconded by Mr. Brindle, to recommend to the Franklin Township Board of Supervisors that it enact the following Zoning and Subdivision and Land Development Ordinance amendments as previously drafted by the Franklin Township Planning Commission and provided by letter dated October 20, 2008. The Ordinance amendments have been considered here during a publicly advertised meeting and are incorporated in this motion as if fully set forth herein:

1. Franklin Township Zoning Ordinance amendment accomplishing the following: 1) adding a new numbering system to the current Zoning Ordinance to reflect the Township's codification of all Township ordinances; and 2) amending specific environmental protection provisions of the Zoning Ordinance reflected in the addition of underlined portions of the text and removal of strike-out portions of the text in the Zoning Ordinance

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Amendments document dated August 8, 2008 previously reviewed by the Planning Commission and incorporated as part of the amendment.

2. Franklin Township Subdivision and Land Development Ordinance amendment accomplishing the following: 1) adding a new numbering system to the current Subdivision and Land Development Ordinance to reflect the Township's codification of all Township ordinances; and 2) amending specific provisions of the Subdivision and Land Development Ordinance reflected in the addition of underlined portions of the text and removal of strike-out portions of the text in the Subdivision and Land Development Ordinance Amendments document dated August 8, 2008 previously reviewed by the Planning Commission and incorporated as part of the amendment.

3. Franklin Township Zoning Ordinance amendment drafted by the Planning Commission amending the Zoning Ordinance based on comments from the Chester County Planning Commission's review letter dated August 25, 2008 as well as amending Section 302 of the Zoning Ordinance to refer to the current most updated Township Zoning Map revised through November 14, 2007.

The motion passed unanimously.

Chairman Olivier closed the Public Meeting.

**Public Comment:** There was no public comment.

**Adjourn:** Chairman Olivier adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Richard J. Squadron  
Planning Commission Secretary

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