

APPROVED

FRANKLIN TOWNSHIP **PLANNING COMMISSION MEETING MINUTES** **DECEMBER 4, 2008**

Call to Order: Planning Commission Vice Chairman Eric Brindle called the meeting to order at 7:10 p.m. Present were Planning Commission members Mr. Richard Squadron, and Dr. Mark Harris. Dr. David Hoffman arrived at 7:20 p.m. Mr. Ralph Olivier was not present at the meeting. John Theisen, Township Engineer; Sharon Norris, Township Secretary; and, Jeff Eastburn, Assistant Township Manager were also in attendance. There were 9 members of the public in attendance.

Public Comment: No public comment.

Approval of Minutes - October 2, 2008: On motion by Mr. Squadron, seconded by Dr. Harris, the Minutes of the Planning Commission Meeting of November 6, 2008 were approved as submitted. Motion carried unanimously.

Planning & Zoning:

Brothers Property – Final Plan Approval: Mr. Ken Crossan was present representing the applicant, Mr. Todd Everts, who was also present. Mr. Crossan advised that the only outstanding items are minor housekeeping issues which are currently being worked out between the Township Solicitor and Mr. Everts' attorney. Mr. Crossan requested that the Planning Commission make a recommendation for approval of the Final Plan to the Board of Supervisors. Mr. Gift, owner of a property contiguous to Mr. Everts' property, expressed concern as to the effect that another residence would have on the functioning of his well, which is approximately 300 feet from the property line. Mr. Brindle and Mr. Squadron advised him that the proposed plan had been reviewed by the Planning Commission and the Township's consultants and was in compliance with Township ordinances. They thanked him for bringing his concerns before the Planning Commission. Mr. Squadron moved, seconded by Mr. Harris, that the Planning Commission recommend to the Board of Supervisors that it approve the Brothers Final Subdivision Plan, dated 9/22/08, last revised 11/20/08, upon completion or satisfaction of the following items:

- Receipt of an approved NPDES Permit.
- Completion of the recommendations from the Chester County Planning Commission as outlined in their December 17, 2007 letter.
- Indication of the house numbers as assigned by the Township.
- Completion of the appropriate legal documents, which include but are not limited to the Declaration of Covenants, Easements, and Restrictions, the Subdivision and Land Development Agreement, and

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the Subdivision and Financial Security Agreement, in acceptable form and approved by the Township Solicitor.

- Submission to the Township by the applicant, in recordable form, of a Stormwater Management Facilities Maintenance Agreement and approval of such agreement by the Board of Supervisors upon review and recommendation of the Township Engineer and Township Solicitor.
- Payment of an Open Space Fee-In-Lieu in the amount of \$3,600 as reflected in Note #22 on the Final Plan.
- Payment, at appropriate times as noted in Note #21 on the Final Plan, of a Traffic Impact Fee of \$667.41 per building lot as permits are obtained.
- The notarized signature of the owner on the Final Plan.
- The Final Plan shall be recorded within 90 days after approval.

Motion passed unanimously.

Public Comment: There was no public comment.

Adjourn: Mr. Brindle adjourned the meeting at 7:28 p.m.

Respectfully submitted,

Richard J. Squadron
Planning Commission Secretary

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