

APPROVED

FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES NOVEMBER 4, 2010

Call to Order: Chairman Ralph Olivier called the meeting to order at 7:05 p.m. Planning Commission members present were Mr. Brindle, Drs. Harris and Hoffman and Mr. Squadron. Also in attendance were Assistant Township Mgr. Jeff Eastburn and Township Secretary Sharon Norris. Four members of the public were in attendance.

Public Comment: There was no public comment.

Approval of Minutes – March 4, 2010: On motion by Mr. Squadron, seconded by Mr. Brindle, the Minutes of the Planning Commission Meeting of March 4, 2010 were approved as submitted. Motion passed unanimously.

Planning & Zoning:

Vannoy Sketch Plan: Mr. Ken Crossan, on behalf of the applicant, explained that this sketch plan proposes to annex one acre from Mrs. Vannoy's property in Franklin Township and combine it with her property in London Britain Township (LB) for the purpose of increasing the property in LB to 10 acres in order to maintain compliance with Act 319. There are no plans for construction on the one-acre parcel in Franklin Township. The Sketch Plan has been reviewed by the Township Engineer and the Solicitor. Engineer Theisen advised that it is a minor subdivision plan and can proceed directly to final plan. Mr. Crossan requested direction from the Commission regarding potential waivers and other final plan requirements. Regarding waivers, the Commission advised that they attempt to be consistent with how they deal with similar plans but would require that he state the reasons for each requested waiver. The Commission asked what Mrs. Vannoy's intentions are for the 10 Acre parcel and whether she would consider taking the 9 acres in LB and adding it to her property in Franklin Township. Mr. Crossan advised that, to his knowledge, she has no immediate plans for the LB property other than to be in compliance with Act 319. Mr. Crossan indicated that the final plan will depict Parcel #72-7-10, and not the entire Vannoy farm. He said he was comfortable with the guidance he received from the Commission.

Walls Sketch Plan: Mr. Ken Crossan, applicant's engineer, presented the sketch plan to the Planning Commission. The property is located on the west side of North Creek Road in the low density residential district. Mr. Crossan referred to a subdivision plan in 2004 for a single family home that was constructed for one of Mr. Walls' daughters on approximately 2 acres. The new plan proposes the creation of a new 1.7 acre lot for another of Mr. Walls' children and is identified as lot #3 on the sketch plan. The plan has been reviewed by Township Engineer John Theisen per his letter of October 22, 2010 in which he notes several minor conformance issues as well as the need for a driveway easement on lot #2 due to the applicant's desire to have a shared driveway with lot #3 from the access point on North Creek Road. Mr. Crossan advised that he has contacted PennDOT in this regard. He requested input from the Planning Commission on any concerns they may have. Mr. Olivier referenced the Planning Commission Meeting Minutes of December 2, 2004 regarding a Note that Mr. Squadron requested be placed on the 2004 subdivision plan, stating that lot #1 would not be developed or if it was, the open space requirement would be based on the gross acreage of lots #1 and 2. Mr. Crossan was instructed to determine if the Note was included, as requested, and if so the new plan will need to conform with

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the Open Space Ordinance. If the Note was not included, Mr. Olivier will confer with the Township Solicitor. Mr. Crossan stated that his assumption is that this plan is a major subdivision plan which requires going through the preliminary plan review process.

New Business:

ASA Committee Recommendation: Ms. Nan Latimer, Chairman of the ASA Committee, summarized the recommendations of the Committee regarding the acceptance of the properties of Ms. Anne Swan, Mr. & Mrs. Robert Schulz, Drs. Dave & Carol Hoffman and the Downs Land Management LLC, into Franklin Township's Agricultural Security Area. Mr. Squadron moved, seconded by Mr. Brindle, that the Planning Commission recommend to the Board of Supervisors that the Hoffman, Downs, Swan and Schulz properties, as presented to the Planning Commission by the Township ASA Committee, be approved for inclusion in, and be treated as, Agricultural Security Areas and that the Chairman of the Planning Commission be authorized to execute a letter to the Board reflecting this recommendation. Motion passed unanimously.

Public Comment: Mr. Earl Hatton asked if the Township has a position on windmill farms, solar panels, etc. He said other townships are struggling with the issue and he thought Franklin should be thinking about how to respond if the issue is presented. After a brief discussion

Mr. Brindle moved, seconded by Mr. Squadron, that the Board of Supervisors consider studying the zoning issues related to lands in Franklin Township being used for the production of alternative electrical power. The motion passed unanimously.

Adjourn: Mr. Olivier adjourned the meeting at 7:48 p.m.

Respectfully submitted,

Richard J. Squadron
Planning Commission Secretary

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