

APPROVED

FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES July 11, 2019

Call to Order: The meeting was called to order at 7:03 p.m. Present were Planning Commission (PC) members John Gontarz, Chuck Phillips and Brent Van Lith. Dave Hoffman and Mark Harris were absent. Also in attendance on behalf of the Township were PC Alternates Donna Dea, Paul Lagasse, and Zach Elwyn. Alternates Donna Dea and Zach Elwyn sat on the Commission, replacing Drs. Hoffman and Harris. Also in attendance were Township Mgr. Joan McVaugh and Secretary Sharon Norris. Ken Crossan was present on behalf of the applicant and one member of the public was in attendance.

Public Comment: There was no public comment.

Approval of Minutes:

- a. *February 7, 2019:* Mr. Van Lith moved, seconded by Mr. Phillips to approve the February 7, 2019 PC minutes as submitted. Motion passed 5-0.

Planning & Zoning:

- a. *Cox 2-Lot Subdivision Plan:* This is a 5.4393 Acre parcel located at 116 Queen Lane, UPI #72-2.103F. Ken Crossan presented the plan on behalf of Sam and Debrah Cox. The purpose of the plan is to subdivide this property into two residential lots as follows: Lot #1 will be 1.8786 Acres and Lot #2 will be 3.5607 Acres. Lot #2 has the existing residence with on-lot well and septic. No construction or development is proposed for Lot #1, it will be sold. There are no steep slopes or wetlands on Lot #1 and sewage planning and perc testing has been done. One waiver is requested from Section 22-502.1Q of Franklin Township's Subdivision and Land Development Ordinance, which requires an erosion and sediment pollution control plan and a stormwater management plan. There is an issue of an existing shed on Lot #1 which belongs to a neighbor and is in violation of the Township's setback requirements. The applicants became aware of the issue when they had the property surveyed and they have requested the owners of the shed to remove it. After discussion, the Planning Commission decided not to hold up the subdivision because of the shed, but it will hold up the sale of Lot #1 if not removed. The Township's Zoning Officer, Jeff Vogels, will be requested to notify the owners of the shed that they are in violation of the Township's setback requirements. The property owners want to keep the trees that are their side of the property line.

Mr. Gontarz moved, seconded by Mr. Elwyn, that the Planning Commission recommend that the Board of Supervisors approve the Cox Final Minor Subdivision Plan dated May 3, 2019, last revised June 17, 2019, with the following waiver:

- Waiver of Section 22-502.1Q requiring both a stormwater plan and erosion and sedimentation control plan, as Note 17 defers these requirements to the time of construction of the new dwelling.

The PC also recommends that the Board not require sidewalks or street lighting due to the rural character of the area. The applicants must pay an impact fee of \$667.41 at the time the building permit is issued. There is no fee in lieu. Before recording the plan, the following must occur:

- Note #12 must be stricken from the plan;
- Evidence of PA DEP approval for the Planning Module must be provided;

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- Any outstanding issues in Pete Eisenbrown's letter of July 3, 2019 should be addressed; and
- Any and all outstanding fees must be paid in full.

Motion passed 5-0.

- b. 1723 Planning Module Component 1: Mr. Gontarz moved, seconded by Mr. VanLith, that the Planning Commission Secretary sign the Planning Agency Review, Section J, of the Component 1 Sewage Planning Module for the 1723 Vineyards new home project. Motion passed 5-0.

Public Comment: No public comment.

Adjourn: Mr. Gontarz adjourned the meeting at 8:24 p.m.

Respectfully submitted,

John Gontarz
Planning Commission Secretary

PC Mtg. 07.11.19.v2.er