

# Final Approved

## FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES January 7, 2021

**Call to Order:** The meeting was held remotely via Zoom. Chairman Dave Hoffman called the meeting to order at 7:03 p.m. In attendance were Planning Commission (PC) members John Gontarz, Chuck Phillips, Mark Harris and Matt Goin; PC Alternates Zach Elwyn, Dave Gerstenhaber and Paul Lagasse; Township Engineer Pete Eisenbrown; Township Mgr. Joan McVaugh, Asst. Mgr. Jeff Eastburn, and Secretary Mary Opromolla. Two members of the public attended including applicant Nuri Heckrotte, Chip Hazel, Engineer from PELSA, retained by the applicant.

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

**Announcement:** The Board introduced Matt Goin, a newly appointed member of the PC.

### **Approval of Minutes:**

- a. June 4, 2020 PC Minutes: Mr. Gontarz moved, seconded by Chuck Phillips to approve the June 4, 2020 PC minutes as submitted. Motion passed 5-0.

### **Organization of the Planning Commission:**

- a. Nomination of PC Chairman: Dave Hoffman opened the floor for PC Chair nominations, Chuck Phillips nominated Dave Hoffman for Chairman, seconded by John Gontarz. The nomination passed by a vote of 4-0.
- b. Nomination of PC Vice Chairman: Chuck Phillips nominated Mark Harris for Vice Chair, seconded by John Gontarz. The nomination passed 4-0.
- c. Nomination of Secretary Planning & Zoning: Chuck Phillips nominated John Gontarz seconded by Matt Goin. The nomination passed by a vote of 4-0.

### **Planning & Zoning:**

- a. Revised Sketch Plan for Nuri Heckrotte: Chip Hazel provided an update on the 1691 New London Road property plans.
  - a. Mr. Heckrotte has submitted a revised sketch plan for limited industrial use of an automotive repair shop at his property. Chip Hazel, the applicant's land planner, described the property and the sketch plan and agreement that was presented at the November 2020 Zoning Hearing Board (ZHB) has approved the two uses on the property with the following conditions:
    - i. That the space in the garage previously used as a living space, will not be used as residential living space in the future; and
    - ii. The existing barn structure will be modified on its interior only, to accommodate the mechanic shop use.
  - b. The PC used Engineer Eisenbrown's May 29, 2020 review letter, with the applicant's responses inserted in red, as the outline for discussion. A preliminary sketch plan was reviewed back in June 2020 with the PC and Zoning Board. They were requested to go the Chester County Health Department (CCHD) to review the two septic systems defined. One septic system for the house were found acceptable and the one septic system

## Final Approved

for the shop is an issue. Although the septic was approved by CCHD, it raised some concerns for Stan Corbitt. Stan recommended that the applicant do the following:

- i. Metering the amount of water that is being used in the shop.
- ii. Monitoring the septic system
- iii. Define a back up system, should a problem arise.

If a problem arises the applicant agreed to replace the septic system.

- c. PENNDOT's review indicated that it was not necessary for a Scoping Meeting. The intention was for the owner to request a highway occupancy permit based on PENNDOT's classification unless recommendation from the Township request otherwise. The Township agreed that the requirements for a Scoping Meeting is not required. Engineer Eisenbrown has agreed to write a letter to PENNDOT with review from manager McVaugh.
- d. They have surveyed the parcel and have located the existing impervious cover. This was located with old aerial photos. The newly revised plan shows a larger area of existing impervious cover. By using this they will stay environmentally neutral. The exception is the driveway in, which will be 20 feet wide until it reaches the Y in the roadway, at that point there will be a one-way traffic system circulation. Parking alignment is revised with the same number of spaces.

**Questions:** Chuck Phillips asked what direction the traffic would be flowing. Chip Hazel indicated that the traffic is going to circulate in a clockwise direction around the shop. No tractor trailer deliveries are expected. Chuck asked if the old apartment plumbing would be used and did it drain to the house septic. The apartment structure septic system did flow into the home septic. They will be using the plumbing for small home project and for cleanup. They are not expected to be using that area very much.

### **Conformance with the Zoning Ordinance/ LTL Review Letter December 30, 2020:**

Mr. Hazel gave an update on the requirements Variance from Engineer Eisenbrown. The Board review all the requirements from Mr. Eisenbrown and the resident found them to be acceptable. Key points included the following:

- **Abolish Apartment Use:** There is no apartment or living space in the garage and the plan label such as "apartment use abolished".
- **Dwelling Existing Non-Conformance:** Label the dwelling as Existing No-Conforming, and the House will have that as a note going forward.
- **Stormwater:** The applicant will be able to use the Simplified Approach for Stormwater, with pre-treatment.
- **General:** The resident will continue with a combined preliminary and final plan going forward.
- **Well:** One well will serve three structures. The applicant reports that there is only one well which serves both the barn/shop, the existing house, and the other garage bldg.
- **Zoning Requirements:** Note on future plans to include the conditions imposed from the Zoning Hearing Board.
- **Driveway Signage:** There will be signage that makes it clear on entrance location for the driveways.



## Final Approved

**Waver/Requests:** Waver for the Preliminary-Final approval. Mr. Nuri will move forward requesting a waver for the Preliminary-Final Plan.

**General Codes:** General Code has completed their analysis of our Franklin Township Codes and Ordinances. They have identified the notable required changes for considerations. Jeff Vogels the Township has reviewed and commented. The PC will need to review and comment on the General Code Editorial and Legal Analysis and make any suggested changes to the Board of Supervisors. Comments from Jeff Vogel include items he feels the Solicitor Review (SR) may need to review. The PC will review Chapters 22, Land Development & Subdivision & 27 Zoning Ordinance.

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

**Adjourn:** Chairman Hoffman adjourned the meeting at 8:06 p.m.

Respectfully submitted,



John Gontarz

Planning Commission Secretary

Attest

Mary Opromolla, Franklin Township Secretary

PC Mtg. 01.07.21.v.1