



**FRANKLIN TOWNSHIP**

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# Memorandum

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Date: 12/14/2023  
 To: Board of Supervisors  
 From: Mark Gordon, Township Zoning Officer  
 Re: **Code Dept. Activity Report - November 2023**

Board Members,  
 Please see the summary of code department activity for the month of September.

**PERMIT SUMMARY**

Permits issued in 2023	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Total (YTD)
Zoning	1	0	3	1	0	2	1	0	0	0	1	9
Building	1	6	8	4	2	8	7	3	4	4	3	50
Mech, Elec, Plumb (MEP)	0	2	1	2	1	5	1	2	2	3	1	20
Driveway	0	0	0	0	0	0	0	1	0	1	0	2
SWM	0	0	0	0	0	0	0	0	0	1	0	1
												<b>82</b>

**PERMITS ISSUED**

Permit #	Address	Application Type	Project Description	Issue Date	Cost	Escrow	Fees
2023-077	4 Lamplight Ln	Building / Elec.	Remove existitng deck and replace with new deck and roof over portion of deck	11/2/2023	\$75,935.00	N/A	\$604.50
2023-078	105 Timber Jump Ln	Building	Stucco removal and replacement with Hardie Siding	11/2/2023	\$81,800.00	N/A	\$104.50
2023-079	187 Hilltop Rd.	Building /Elec.	Install new rooftop solar array	11/2/2023	\$44,231.00	N/A	\$204.50
2023-080	100 Thompson Cir.	Elec.	Replace Elec. Svc. Panel	11/2/2023	\$1,600.00	N/A	\$104.50
2023-081	308 Strickersville Rd	Zoning / Elec.	Instsall Shed and Electrical	11/7/2023	\$0.00	N/A	\$204.50
							<b>\$1,222.50</b>

**INSPECTIONS PERFORMED BY BUILDING INSPECTION UNDERWRITERS, INC. (BIU)**

PERMIT #	ADDRESS	DATE OF INSP.	INSPECTION PERFORMED	STATUS	INSPECTOR
2023-074	500 Auburn Road	11/6/2023	Framing	Fail	S. Sahm
2023-065	103 Leopold Court	11/6/2023	Final Deck	Pass	S. Sahm
2023-045	163 Laurel Bridge Road	11/7/2023	Framing	Fail	S. Sahm
2023-081	308 Strickersville Road	11/7/2023	Consulting with Township	NA	S. Sahm
2023-054	160 Peacedale Road	11/13/2023	Final Electrical	Pass	S. Sahm
2023-038	112 Janine Way	11/13/2023	Sidewalk	Pass	S. Sahm
2023-054	160 Peacedale Road	11/13/2023	Final building Pole Barn	Pass	S. Sahm
2023-081	308 Strickersville Road	11/14/2023	Consulting and Inspections	Pass	S. Sahm
2023-10	1710 New London Road	11/16/2023	Final AG building	Pass	S. McLaughlin
2023-55	1710 New London Road	11/16/2023	Final on bathroom in AG Building	Pass	S. McLaughlin
2023-045	163 Laurel Bridge Road	11/16/2023	Framing	Pass	S. McLaughlin
2023-045	163 Laurel Ridge Road	11/17/2023	Insulation	Fail	S. McLaughlin
2023-046	135 Borden Way	11/20/2023	Final Solar	Pass	B. Whitlock
2023-080	100 Thomspen Circle	11/20/2023	re-instate	Pass	B. Whitlock
2023-046	135 Borden Way	11/20/2023	Final building	Pass	S. McLaughlin

**ZONING AND CODES:****7 Oak Tree Ln.:****Zoning Enforcement (Chickens and Goats):****UPDATE**

**11/9/2023:** The zoning violations subject to the recent civil complaint case upheld by the District Court are still occurring on the property. Upon inspection on 10/10 there were 5 goats observed on the property, and the chicken coups have not been removed or permitted by the township.

**A second Zoning Violation Notice was sent to the property owners on 11/09/2023. The Solicitor's office has filed a complaint with the CCCP (Chester County Court of Common Pleas) to address the continued zoning violations on the property and the unpaid District Court Fines. The Solicitor is in contact with the court and the defendant's attorney on this matter. The Court has asked that they first address a separate private legal matter pertaining to the defendants; before hearing the Township civil complaints. The Solicitor agreed to this request from the court. The court will provide an update to the solicitor after the defendants next hearing on 12/15/2023.**

**Keen Property Pedestrian Trail Complaint:**

**Firstly,** Ms. Kennedy, the new owner of the former 10 acre Keen Property located adjacent to the Keen Trail easement, 72-2-61.1, had a survey done for her property in preparation to apply for permits to build a barn and cut in a driveway in the future. The survey shows that the pedestrian trail is not located within the trail easement, but on her property.

**Secondly,** the survey also showed that the neighboring property owner has been dumping yard debris onto the easement area for an extended period of time, decades perhaps. I have taken the matter under advisement with the solicitor and will make a determination on how to proceed shortly.

**Thirdly,** The neighbor had their surveyor review the accuracy of the survey and they found an approximately 18" discrepancy. At this time both surveyors need to sharpen their pencils, discuss their individual methodologies and the results, and come up with an agreed upon solution. If the surveyors

cannot come to a solution the property owners will need to bring this civil matter before the District Magistrate for the court to rule on. This has been communicated to the property owners.

Please don't hesitate to contact me to discuss any of the above information or any other zoning, planning, or code questions you may have.

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