

Franklin Township Planning Commission
Meeting Minutes - APPROVED
October 5, 2023
7:00 p.m.

Call to Order:

Planning Commission Chairman Hoffman called the meeting to order at 7:05 p.m. In attendance were Secretary John Gontarz and members Chuck Phillips and Matt Goin. Alternates present were Paul Lågasse and Zach Elwyn. Also, in attendance on behalf of Franklin Township (FT) were Township Operations Manager Jeff Eastburn, Township Secretary Stacy Hollis, Nate Cline of Pennoni Engineering and Tom Schreier of Hillcrest Associates. There was 1 member of the public.

Public Comment:

There were no public comments.

Approval of Minutes:

Motion: Member Phillips moved, seconded by Member Goin, to accept the minutes for the Planning Commission (PC) meeting from January 5, 2023. Motion passed 4-0.

Discussion of Frazee-Gill Preliminary Subdivision:

Mr. Schreier of Hillcrest Associates, on behalf of Heather and Joe Gill, presented to the Board an overview of the Frazee-Gill 18.5-acre subdivision plan for 100 Walnut Glen Road. Mr. Schreier sought the Planning Commission's recommendation so the plan could be brought forward to the Board of Supervisors (BOS) for approval. He reviewed the Pennoni Engineering comment letter and proposed stormwater management plans. He also reviewed the Chester County and AECOM comment letters and addressed the sewage facilities planning module procedure with the group. Chairman Hoffman questioned the FT ordinance for subdivision requirements. The PC discussed past properties within the Township that were subdivided and limitations on future development. Proper verbiage on the matter of future property subdivides was mentioned. A review of the future subdivision codes was had, and a general conclusion was made that these codes do not pertain to this property.

Motion: Member Phillips moved, seconded by Member Goin, to recommend to the Board of Supervisors that they conditionally approve the Preliminary Final Minor Subdivision Plan for 100 Walnut Glen Road dated July 28, 2023, with the following waiver and conditions so the properties are in compliance with all federal, state, county and local regulations. Motion passed 4-0.

Pedestrian Ad Hoc Committee Discussion: Chairman Hoffman discussed the committee, its purpose and future meeting times. Previous attendees were Mr. Hoffman, Mr. Phillips, Mr. Eastburn, and Mr. Gontarz. This committee may overlap with the Parks, Recreation and Open Space Board. Safety concerns with walkability, biking and mailbox access were previous topics. Future road improvements and trails may be of conversation going forward. Priorities need to be identified and the sidewalk ordinance will be brought to the BOS at their 10/18/23 meeting to discuss and/or modify the current code. Mr. Làgasse will discuss with the BOS an identified problem resulting from the narrow wording of the ordinance and a possible solution to this may be for the BOS to review or revise the ordinance. The next Ad Hoc meeting is planned for November.

Mason Dixon Connectivity Project: Mr. Làgasse reported that he received information that this project is now being managed by the Brandywine Conservancy. Aileen Parrish will be contacted at London Britain township and further discussion on connecting trails between the townships will be reviewed.

Big Elk Creek State Park: The Department of Conservation and Natural Resources (DCNR) will be hosting a public meeting on November 6, 2023 at 6 p.m. in the Cultural Center Auditorium at Lincoln University. This meeting will focus on the planning process and preliminary design ideas for the park. Interested township residents should attend.

Public Comment: Chairman Hoffman opened the floor for public comments. FT Operations Manager, Jeff Eastburn mentioned his interest in volunteering for the abandoned Bucktoe Church cemetery cleanup. Mr. Làgasse commented that his church contact will reach out with potential opportunities at a later time.

Adjourn: Chairman Hoffman moved, seconded by Township Operations Manager Eastburn, to adjourn the meeting at 8:26 p.m. Motion passed 4-0.

Respectfully submitted,

Stacy Hollis
Township Secretary