

# APPROVED

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## FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES January 5, 2017

**Call to Order:** Temporary Planning Commission (PC) Chairman Jeff Eastburn called the meeting to order at 7:07 p.m. Present were Planning Commission members Dave Hoffman, Chuck Phillips, John Gontarz, and Brent Van Lith. Mark Harris arrived at 7:24 p.m. Planning Commission Alternates in attendance were Penny Schenk, Paul Lagasse and Zach Elwyn. Also present on behalf of the Township were Assistant Mgr. Jeff Eastburn, Secretary Sharon Norris and Engineer Pete Eisenbrown. There were 9 members of the public in attendance.

### Organization of the Planning Commission

Mr. Jeffrey Eastburn, acting as Temporary Chairman, accepted nominations for Chairman.

**Nominations for Chairman:** Mr. Phillips nominated Dr. Hoffman as Chairman of the PC for 2017. Mr. Gontarz seconded the nomination. Nomination passed 3-0-1, abstention from Dr. Hoffman.

**Nominations for Vice Chair:** Mr. Phillips nominated Dr. Mark Harris as Vice Chairman, seconded by Mr. Van Lith. Nomination passed 4-0.

**Nominations for Secretary:** Mr. Phillips nominated John Gontarz as Secretary, seconded by Mr. Van Lith. Nomination passed 3-0-1, abstention from Mr. Gontarz.

**Public Comment:** No Public Comment.

### Approval of Minutes:

a. *December 1, 2016 Minutes:* Mr. Phillips moved, seconded by Mr. Gontarz, that the minutes of the December 1, 2016 meeting be approved as submitted. Motion passed 4-0.

### Planning & Zoning:

a. *Conditional Use (CU) Application – Two Boys LP/Fox Chase Farm:* The owners of Fox Chase Farm, located at 3247 Appleton Rd., have partnered with the 1723 Vineyard, owned by Ben Cody, and are proposing a winery use for the existing barn on Fox Chase Farm. The CU being requested is for a Winery Accessory to Agriculture in accordance with Township Zoning Ordinance Section 27-1718. Mr. Bill Romanelli of Wilkinson Associates, representing the applicants, presented the CU Application and Plan and answered the PC's questions. **Note: Dr. Harris arrived during the discussion.**

Mr. Van Lith moved, seconded by Mr. Phillips, that the Planning Commission recommends to the Board of Supervisors that they approve the Conditional Use Application of Two Boys LP/Fox Chase Farm with the following conditions:

- 1) Work with Zoning Officer to determine appropriate amount of parking for indoor and outdoor activities.
- 2) Show overflow parking on the plan.

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- 3) Remove large pieces of concrete from the walking path and redress as necessary with soil and seed.
  - 4) Waive the land development requirement.\*
- Motion passed 5-0.

b. Mini Cell Tower Draft Ordinance: This discussion was postponed until the February meeting. Mr. Van Lith prepared a list of comments concerns regarding this item which will be distributed to the other PC members for their consideration prior to the February meeting.

**Public Comment:** Nan Latimer advised the PC that Mrs. Vanoy's farm has been sold to an Amish family who will be doing organic dairy farming. She thanked the PC for helping to maintain the rural nature of the Township by working to allow agricultural business ventures such as the wineries and suggested that perhaps her new Amish neighbors will one day decide to have a home-made ice cream stand.

Mr. Phillips commented on setbacks in the LI Zoning District.

**Adjourn:** Chairman Hoffman adjourned the meeting at 8:10 p.m. and re-adjourned the meeting at 8:20 p.m.

- \* The applicants forgot to request this waiver before the meeting was adjourned and the meeting was re-opened at 8:18 p.m. A motion to amend the previous motion was made by Mr. Phillips, 2nded by Mr. Van Lith, and "waive the land development requirement" was added to the list of conditions recommended to the Board. This amendment was unanimously approved.

Respectfully submitted,

  
John Gontarz  
Planning Commission Secretary