

APPROVED

FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES November 3, 2016

Call to Order: Planning Commission Chairman Dave Hoffman called the meeting to order at 7:07 p.m. Present were Planning Commission (PC) members Chuck Phillips, John Gontarz, Mark Harris and Brent Van Lith. Planning Commission Alternates in attendance were Penny Schenk and Paul Lagasse. Zach Elwyn was absent. Also present were Township Mgr. Joan McVaugh, Township Secretary Sharon Norris and Township Engineer Pete Eisenbrown. There were 5 members of the public in attendance, including Board of Supervisors Chairman John Auerbach

Public Comment: No Public Comment.

Approval of Minutes:

- a. *October 6, 2016 Minutes:* Mr. Gontarz moved, seconded by Dr. Harris, that the minutes of the October 6, 2016 meeting be approved as submitted. Motion passed 5-0.

Planning & Zoning:

- a. *Vineyard Church Sketch Plan:* This sketch plan involves two parcels, an 8.136 acre parcel in Franklin Township and an 8.139 acre parcel in London Britain Township (LBT). The church is located on the LBT property. The parcel in Franklin was purchased last year from a developer. Mr. Alan Hill from Hillcrest Associates presented the details of the plan. The intent is to create one new 2 acre residential parcel and annex the remaining 6.135 acres to the existing parcel in London Britain, eliminating the property line. The applicant plans to sell the proposed 2-acre building lot to recoup the cost of purchasing the land. LBT Planning Commission did not have any comments on the proposed plan. The applicant is proposing a combined preliminary/final plan process and is seeking a consensus from the PC to move forward. Mrs. McVaugh and Solicitor Mark Thompson spoke with a representative of the County Tax Office who advised them that what the applicant is proposing, can't be done. Mr. Hill gave examples where this has been done previously. Mrs. McVaugh noted that those examples involved a smaller amount of acreage. Other issues raised included whether each tax parcel has metes and bounds; the potential for the creation of a landlocked parcel; issues related to the existing 50 ft. right-of-way; driveway access on Appleton Rd.; the need for agreement from the adjacent property owner to the south. Mr. Hill will meet with the tax office representatives and will present examples of the same scenario in multiple townships. He read through Engineer Eisenbrown's review letter and had no issues with it. Mr. Hill's intent is to defer stormwater requirements to the owner of the new lot.
- b. *Winery Use on Conserved farmland:* Scott and Kim Wilkinson and Bill Romanelli from the Wilkinson organization, were present on behalf of the applicants. Scott and Kim Wilkinson are the owners of Fox Chase Farm (formerly the Ford Farm), and are interested in having a winery use on their property, repurposing the existing barn. They have met with the Cody's, who operate the 1723 Vineyard located on New London Rd., and who are interested in having a wine tasting room in the proposed winery. They are seeking information from the PC regarding the possibility of waiving the requirement for a land development plan due to the time and cost involved in that process. They received a favorable consensus from the Board regarding the conditional use application, and Mr. Romanelli does not see where the ordinance requires land development when there is no land development or new construction planned. Mr. Romanelli will provide a sketch plan with the

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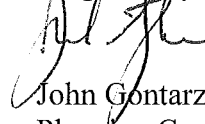
building permit application which will show that nothing changed regarding impervious surface and therefore no additional stormwater management is required. Regarding the driveway, Mr. Phillips would like to see what is currently there and how it would be improved, whether the impervious surface changes or remains the same. The PC agreed that if the sketch plan proves that the footprint remains the same and there are no changes, they will not require a development plan.

- c. Mini Cell Tower Draft Ordinance & Sign Ordinance re LED Signs: After a brief discussion of the Mini Cell Tower and the Sign Ordinances, it was decided that the most efficient way for the PC to review these ordinances would be to have the Township Solicitor present at the meeting when their review takes place. The PC members will submit their questions regarding the draft ordinances to the Township Mgr. and she will pass them on to the Solicitor in advance of the meeting. She will also provide the PC members with versions of both ordinances that have the proposed changes highlighted.

Public Comment: There was no public comment.

Adjourn: Chairman Hoffman adjourned the meeting at 8:00 p.m.

Respectfully submitted,



John Gontarz
Planning Commission Secretary