

APPROVED

FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES December 1, 2016

Call to Order: Planning Commission (PC) Vice Chairman Mark Harris called the meeting to order at 7:12 p.m. Present were Planning Commission members Chuck Phillips, John Gontarz, and Brent Van Lith. Dave Hoffman was absent. Planning Commission Alternates in attendance were Penny Schenk, Paul Lagasse and Zach Elwyn. Also present on behalf of the Township were Mgr. Joan McVaugh, Secretary Sharon Norris, Engineer Pete Eisenbrown and Solicitor Mark Thompson. There was one member of the public in attendance and two representatives of Gourmet's Mushroom Delight, Gabe Valentino and Attorney Joe Ripper.

Public Comment: No Public Comment.

Approval of Minutes:

a. November 3, 2016 Minutes: Mr. Gontarz moved, seconded by Brent Van Lith, that the minutes of the November 3, 2016 meeting be approved as submitted. Motion passed 4-0.

Planning & Zoning:

a. Gourmet's Delight Final Plan Review: The PC reviewed Gourmet's Final Land Development Plan and found that the majority of the items on the Final Plan were the same as the Preliminary Plan. Discussion points included Retaining Walls, Fences, Wet Ponds and Fencing with Wet Ponds and Housekeeping. Dr. Harris noted for the record that the applicant will withdraw the 2014 Zoning Hearing Board plan prior to going before the Board of Supervisors. The Plan was recommended for submission to the Board of Supervisors via the following motion:

Mr. Van Lith moved, seconded by Mr. Gontarz, that the Planning Commission recommend that the Board of Supervisors approve the Gourmet's Delight Final Land Development Plan Phases 1, 2 & 3 Composting Facility dated April 25, 2016, last revised November 17, 2016 with the following conditions and waivers:

- Section 312.1.A(2) which requires basins to be 50 ft. from any property line. The wet pond is located less than 50 ft. from the property line to the north (property owned by Gourmet located in adjoining township).
- Section 19-313.3E which requires the minimum cover of stormwater pipe be 24 inches.
- Section 19-313.3B which requires all pipes be reinforced concrete Class III or better, meeting PennDOT 100-year life criteria. HDPE pipe is being proposed.
- Section 19-313.4.N which requires inlets in paved areas shall be equipped with bicycle safe grates.
- Section 19-313.4.S which requires adjustment rings shall only be made of a single pre-cast concrete structure, a maximum of 6 inches in height.

Additionally:

- Compliance with all outstanding comments set forth in Pete Eisenbrown's letter dated November 22, 2016.
- The Sanitary Engineer, in his memo dated November 22, 2016, has stated that all of their comments have been satisfactorily addressed and the plan is acceptable with regard to sewage facilities.

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- Issuance by the Chester County Conservation District/PADEP of the stormwater NPDES permit and CCCD approval of the E & S Plan.
- The applicant, prior to the release of the final plan for recording shall provide in recordable form the Stormwater Management Facilities Maintenance Agreement and Stormwater Easement Agreements to the satisfaction of the Town Solicitor and Township Engineer.
- The applicant shall provide financial security for the stormwater-related aspects of the project including inlets, piping basins, E & S Controls, etc.
- The applicant shall fund all appropriate escrow accounts in accordance with Township Policies prior to the start of this project.
- The applicant shall agree to pay all outstanding and expected legal and consulting review expenses prior to the start of this project.

Motion passed 4-0.

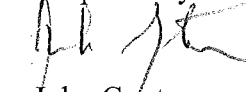
Mr. Paul Overton, resident, commented on this discussion.

- b. Revision to Sign Ordinance: The draft ordinance was reviewed with input from Solicitor Thompson. Inconsistencies were realized and the PC tabled the ordinance until the February meeting.
- c. Mini Cell Tower Draft Ordinance: The PC realized that more review is required and moved this item to the January agenda.
- d. Discussion regarding PC Minutes: The PC questioned the level of detail required in the minutes. After discussion with the Township Solicitor, who was present, the PC decided that the Chairman, or the person presiding over the meeting, will summarize each discussion for inclusion in the minutes. They would prefer that the minutes be no more than 5 pages, depending on the length and complexity of the agenda. All motions and voting details will be included. It was suggested that a form be used during the meeting to record important items.

Public Comment: John Auerbach expressed his appreciation of the Planning Commission's ability to apply their technical expertise to difficult situations and reach reasonable solutions.

Adjourn: Vice Chairman Harris adjourned the meeting at 9:13 p.m.

Respectfully submitted,



John Gontarz
Planning Commission Secretary