

APPROVED

FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES February 1, 2018

Call to Order: Chairman Dave Hoffman called the meeting to order at 7:05 p.m. Present were Planning Commission (PC) members Chuck Phillips, Brent Van Lith, John Gontarz and Mark Harris. Also in attendance on behalf of the Township were PC Alternate Donna Dea, Mgr. Joan McVaugh, Engineer Pete Eisenbrown and Secretary Sharon Norris. There were 5 members of the public present including BOS Chairman, John Auerbach.

Public Comment: There was no public comment.

Organization of the Planning Commission – 2018:

- a. *Nominations for Chairman:* Mr. Phillips nominated Dr. Dave Hoffman for Chairman, seconded by Mr. Gontarz. Nomination passed 4-0-1. Dr. Hoffman abstained from the vote.
- b. *Nominations for Vice Chairman:* Mr. Phillips nominated Dr. Mark Harris for Vice Chairman, seconded by Mr. VanLith. Nomination passed 4-0-1. Dr. Harris abstained from the vote.
- c. *Nominations for Secretary:* Mr. Phillips nominated Mr. Gontarz for Secretary, seconded by Dr. Harris. Nomination passed 4-0-1. Mr. Gontarz abstained from the vote.

Approval of Minutes:

- a. *December 7, 2017 PC Minutes:* Mr. Phillips moved, seconded by Mr. Gontarz that the December 7, 2017 minutes, as amended, be approved. Motion passed 5-0.

Planning & Zoning:

- a. *1723 Winery Conditional Use (CU) Application and Plan Review:* Attorney Joseph Riper, Engineer Ken Crossan and Winery owners Ben Cody and Sarah Daily were present on behalf of the applicant. In answer to Chairman Hoffman's inquiry, Mr. Riper stated that the applicant did not have an issue with Drs. Hoffman and Harris participating in the discussion/review. The 36.38 acre property is located at 5 McMaster Boulevard in the TND Zoning District.

Conditional Use Discussion:

The applicants have submitted a CU application for a proposed winery as an accessory use to agriculture. Mr. Ken Crossan presented an overview of the CU application and the applicant's overall plans for developing the property. He reviewed Township Engineer, Pete Eisenbrown's review letter dated January 25, 2018, item by item. Many of Engineer Eisenbrown's concerns are administrative in nature and have been agreed to by the applicant and notes have been added to the Plan accordingly. The PC made some suggestions for future consideration but there were no significant concerns other than the completion of the Fiscal Impact Statement which Mr. Crossan stated is being prepared and will be submitted prior to the CU hearing. Mr. Van Lith moved, seconded by Mr. Phillips, that the PC recommends that the Board of Supervisors approve the Conditional Use Application with the condition that the applicant provides a Fiscal Impact Statement. Motion passed 5-0.

Preliminary Land Development Plan:

The preliminary/final land development plan acknowledges the fact that the Ag building, which is currently under construction, will be used for winery processing, tasting and sales and therefore needs

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to be converted to a commercial use and be subject to commercial standards and inspections. It was noted that the applicants have been following commercial standards and inspections in the current construction in anticipation of approval of these plans. Mr. Crossan reviewed Engineer Eisenbrown's review letter dated January 25, 2018. Many of Mr. Eisenbrown's comments are administrative in nature and have been satisfied by a note on the plan or simply by the applicant's acknowledgement that the comment has been duly noted. After extensive discussion regarding the landscaping requirements of Section 22-610, it was agreed that this section does not apply to this application and the applicant will comply with the Winery/Brewery as Accessory to Ag Ordinance. The applicant's request for a waiver is therefore removed. Dr. Mark Harris moved, seconded by Mr. Phillips, that the Planning Commission recommends to the Board of Supervisors, approval of the 1723 Vineyard Plan last revised January 30, 2018 with the following conditions:

1. That a favorable outcome for the Conditional Use be obtained;
2. A waiver of §22-401.3.B to allow a combined preliminary/final plan submission;
3. A waiver of §22-502.1.L.2 that due to the agricultural nature of the property, to not require concrete perimeter monuments but recommend they be placed along the public right-of-way;
4. A waiver of §22-502.1.M.i that a detailed field survey of contours be required only in the limited development area and not over the entire tract;
5. A waiver of §22-502.1.M.8 to not require a detailed wetland delineation due to the distance of greater than 700 ft. of any potential wetlands from the area of disturbance;
6. A waiver of §22-502.B to not require an EIAM report due to the limited disturbance to the proposed tract;
7. A general understanding among the Planning Commission that landscaping requirements of §22-610 do not apply and the landscaping or screening or buffering will be ruled by the Winery/Brewery Accessory to Ag Ordinance;
8. A waiver of §22-722.11.d for a replacement area for the septic system due to the large remaining bulk of the tract, subject to DEP approval;
9. A favorable response from the CCPC with no significant objections;
10. Subject to the Plan showing the required screening and buffering along McMaster Blvd.;
11. Receipt of the Fiscal Impact Study.

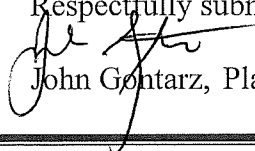
Motion passed 5-0.

- b. Zoning Ordinance Discussion: Mr. Eisenbrown provided an overview of his Zoning Update entitled Additional Living Units, January 2018. He reiterated what he understood to be the PC's basic intent which is to make it easier for residents to have granny flats/in-law suites as an accessory dwelling unit that is available as a rental unit, either attached to the principal permitted building or attached to a permitted accessory building anywhere that a single family dwelling is allowed. He reviewed the revisions that would be required to the Ordinance in order to achieve the PC's intent. The PC discussed the various provisions and made suggestions for further revisions. Mr. Eisenbrown will take the PC's comments and will collaborate with Jeff Vogels in the drafting of an ordinance for discussion at next month's meeting.

Public Comment: No public comment.

Adjourn: Chairman Hoffman adjourned the meeting at 9:29 p.m.

Respectfully submitted,


John Gontarz, Planning Commission Secretary