

APPROVED

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**FRANKLIN TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
February 2, 2017**

**Call to Order:** Chairman Dave Hoffman called the meeting to order at 7:02 p.m. Present were Planning Commission members Chuck Phillips, John Gontarz, Mark Harris and Brent Van Lith. Planning Commission Alternates in attendance were Penny Schenk, Zach Elwyn and Paul Lagasse. Also present on behalf of the Township were Manager/Treasurer Joan McVaugh and BOS Chairman John Auerbach and Secretary Sharon Norris. There were 9 members of the public in attendance.

**Approval of Minutes:**


a. *January 5, 2017 Minutes:* Dr. Mark Harris moved, seconded by Mr. Phillips, that the minutes of January 5, 2017 be approved as submitted. Motion passed 5-0.

**Planning & Zoning:**

- a. *300 Belmont Court, Sketch Plan Review:* The property owner, Mr. Rob Pavese, and his contractor, Mr. Thomas Bechtold, were present. Mr. Pavese is interested in subdividing his property into two buildable parcels. He chose not to have the Township Engineer review the sketch plan. Based on a letter from the Chester County Planning Commission (CCPC) dated November 9, 1995, Mr. Pavese understood that his property could be further subdivided. Chairman Hoffman stated that the CCPC does not have jurisdiction in this matter and the PC's opinion, based on the Township's Ordinance, is that the parcel cannot be further subdivided. The following residents participated in public comment on the subject: Carla Guttman, Sam Henkle, Carla Pastore, Chris Lucier and Colleen Williams. BOS Chairman John Auerbach suggested that Mr. Pavese contact Tom Quinn at the Chester County Health Dept., if he intends to pursue subdividing the property.
- b. *Mini Cell Tower Draft Ordinance:* Dr. Hoffman explained that the Township's current ordinance applies to standard towers and is not applicable to the newer technology associated with micro towers and small antennas. After discussion, the PC requested Township Mgr. McVaugh to ask the Solicitor to craft language for a separate stand-alone ordinance covering only the mini cell towers. She will also ask him to revise the current ordinance as discussed by the PC.

**Public Comment:** No public comment.

**Adjourn:** Chairman Hoffman adjourned the meeting at 7:55 p.m.

Respectfully submitted,  
  
John Gontarz  
Planning Commission Secretary