

# APPROVED

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## FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES March 1, 2018

**Call to Order:** Chairman Dave Hoffman called the meeting to order at 7:08 p.m. Present were Planning Commission (PC) members Brent Van Lith, John Gontarz and Mark Harris. Chuck Phillips arrived at 7:14 p.m. Also in attendance on behalf of the Township were PC Alternates Donna Dea, Zach Elwyn and Paul Lagasse, Mgr. Joan McVaugh, Engineer Pete Eisenbrown and Secretary Sharon Norris. There were two members of the public in attendance.

**Public Comment:** There was no public comment.

### **Approval of Minutes:**

- a. *February 1, 2018 PC Minutes:* Mr. Gontarz requested that Zach Elwyn's name be deleted from those present at the 2.1.18 meeting. Mr. Gontarz moved, seconded by Dr. Harris that the February 1, 2018 minutes, as corrected, be approved. Motion passed 4-0.

### **Planning & Zoning:**

- a. *PC Annual Report Review:* It is required by the MPC and by Township Ordinance 2004-04, that the PC submit an Annual Report. Since no report was submitted last year, the report being considered for approval covers 2016 and 2017. Mr. Gontarz moved, seconded by Dr. Harris, that the PC's Biannual Report for 2016/2017 be approved for submission to the Board of Supervisors (BOS). Motion passed 4-0.

*Note: Mr. Phillips arrived at this point in the meeting.*

### b. *Zoning Ordinance Discussion:*

1. *In-law Suites:* The Chairman asked Township Engineer Eisenbrown to lead the discussion. Mr. Eisenbrown reviewed his Zoning Update dated February 2018. Revisions were agreed to for item 6.1. As a member of the public, Supervisor Morris requested that the PC consider the concept of Airbnbs in relation to item 6.5. There was significant discussion regarding Airbnbs and whether they should be allowed/encouraged, or prohibited in the Township. The majority decision was to delete the 2<sup>nd</sup> sentence of 6.5 and to keep the first sentence which states that Additional Living Units (ALU) are to be used for long-term occupation only. The PC's decision was based on the fact that the primary purpose of this ordinance is to allow residents to have granny flats/in-law suites as an accessory dwelling unit either attached to the principal permitted building or to a permitted accessory building. Airbnbs may be considered at another time but the PC's recommendation is that it not be part of this ordinance. There were other language and punctuation changes suggested which Mr. Eisenbrown noted and will incorporate into the zoning ordinance revisions for the Board's consideration.

On motion by Mr. Van Lith, seconded by Mr. Phillips, the PC recommends that the BOS enact the zoning ordinance revisions recommended by the PC at their March 1, 2018 meeting and recorded by Engineer Eisenbrown. Motion passed 5-0.

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2. Zoning Ordinance Updates: As noted in her memo to the PC dated February 23, 2018, Mrs. McVaugh explained that Zoning Officer, Jeff Vogels, has requested that a new item “G” be added to the Zoning Ordinance Section 27-1718, Winery/Brewery, as follows:

*G. All new structures constructed for the purpose of a winery/brewery shall be located 100’ from any property lines unless the owner of the adjacent property has provided a written waiver consenting to the structure or area being closer than 100’. If the proposed winery/brewery shall occupy an existing structure that does not meet this requirement, a dimensional variance shall be required.*

After discussion, the PC agreed to the following: All new structures constructed for the purpose of a winery/brewery shall be located 100’ from any property lines. If the proposed winery/brewery shall occupy an existing structure that does not meet this requirement, this issue will be dealt with in the conditional use process.

Mrs. McVaugh will clarify Mr. Vogels’ reference to §27-404.B.

**Public Comment**: Mr. John Auerbach commented on the possibility of allowing the availability of Airbnbs in the Township. This will be placed on a future PC agenda for discussion.

**Adjourn**: Chairman Hoffman adjourned the meeting at 8:50 p.m.

Respectfully submitted,

John Gontarz  
Planning Commission Secretary