

# APPROVED

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## FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES April 5, 2018

**Call to Order:** Chairman Dave Hoffman called the meeting to order at 7:05 p.m. Present were Planning Commission (PC) members Brent Van Lith, John Gontarz, Mark Harris and Chuck Phillips. 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. One member of the public was in attendance.

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

### **Approval of Minutes:**

- a. March 1, 2018 PC Minutes: Mr. Gontarz moved, seconded by Dr. Harris that the March 1, 2018 minutes be approved. Motion passed 5-0.

### **Planning & Zoning:**

#### a. Zoning Ordinance Discussion:

1. Zoning Ordinance Updates: In Mrs. McVaugh's memo to the PC dated April 2, 2018, she explained that Township Zoning Officer, Jeff Vogels, has recommended that Item G be added to Section 27-2718 as recommended by the PC at their 3.1.18 meeting, revised as follows:

*G. All new structures constructed for the purpose of a winery/brewery shall be located 100' from any property line. If the proposed winery/brewery shall occupy an existing structure that does not meet this requirement, a variance shall be required.*

The PC requested that the word "dimensional" be deleted from Mr. Vogel's version. As outlined in Mrs. McVaugh's 4.2.18 memo, Mr. Vogels also requested that since AG is permitted in all Zoning Districts, that the ordinance be updated to include where to look for setback information in each district, LDR, MDR, etc. Discussion ensued, including the review of various subsections of the Zoning Ordinance, which uncovered more questions and concerns. The PC agreed that the Winery/Brewery section of the ordinance should be revised as stated above. They also agreed that the Zoning Officer has been consistently uncomfortable with the Township's Zoning Ordinance and therefore they feel an in-depth review is required regarding his concerns and the questions raised in tonight's discussion. The Board of Supervisors will decide whether to advertise the Winery/Brewery revision or to hold until the in-depth review has been completed.

Mr. Gontarz moved, seconded by Dr. Harris, that all new structures constructed for the purpose of a winery/brewery shall be at least 100 ft. away from the property lines. If a proposed winery/brewery is in an existing structure that does not meet this requirement, this issue will be dealt with in the Conditional Use process. Motion passed 5-0.

2. Sign Ordinance: Mrs. McVaugh summarized an issue that the Zoning Officer has which involves the owner of Casa Italia Restaurant wanting to replace the exterior sign which identifies the restaurant. She stated that based on the Township's Ordinance the signs in the

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LDR District along 896 are all non-conforming, including Casa Italia. The current Ordinance, which has not been enforced, requires that if you have a non-conforming sign you have to get a variance every 3 years from the Zoning Hearing Board, at a cost of \$1,500, to keep your sign. Mr. Vogels is recommending that the language in this section be revised as follows:

***Nonconforming signs:** Any sign, signboard, billboard or advertising device existing at the time of the passing of this chapter that does not conform in use, location, height or size with the regulations of this chapter shall be considered a nonconforming sign and may continue in such use in its present location. (1) If and when the sign is replaced, the new sign shall comply with the requirements of this chapter. (2) Replacement of the sign shall not include simply revising the text or color of the sign but either dimensional changes, structural replacement, or relocation of the sign.*

The PC agrees that the entire Sign Ordinance needs to be revised, however this specific issue has to be resolved quickly and cannot wait for such an in-depth review.

After discussion, Mr. Gontarz moved to delete that section and replace it with the following: Nonconforming signs: Any sign, billboard or advertising device existing at the time of the passing of this chapter that does not conform in use, location, height or size with the regulations of this chapter shall be considered a nonconforming sign and may continue in such use in its present location. Permitted changes are text and color. Seconded by Mr. Van Lith. Motion passed 5-0.

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

**Adjourn:** Chairman Hoffman adjourned the meeting at 8:46 p.m.

Respectfully submitted,

John Gontarz  
Planning Commission Secretary