

APPROVED

FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES April 7, 2016

Call to Order: Planning Commission Chairman Dave Hoffman called the meeting to order at 7:04 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, Paul Lagasse and Zach Elwyn. Also present were Township Mgr. Joan McVaugh and Secretary Sharon Norris. There were 5 members of the public in attendance.

Public Comment: No public comment.

Approval of Minutes:

- a. *March 3, 2016 Minutes:* Dr. Harris moved, seconded by Mr. Gontarz, that the minutes of the March 3, 2016 meeting be approved as submitted. Motion passed 5-0.

Planning & Zoning:

a. *Paradocx Brewery:* The owners of Paradocx Vineyard are interested in obtaining a brewery/brewpub license that would allow them to serve beer and wine at their winery location. The Winery is located on Flint Hill Road and is regulated by §27-1718, Winery Accessory to Agriculture, of the Township's Zoning Ordinance. Drs. Dave Hoffman and Mark Harris, the vineyard owners, presented a preliminary proposal to the Board at the 3/16/16 Board of Supervisors (BOS) meeting. The BOS asked the Planning Commission to review their proposal in conjunction with Draft Ordinance No. 2016-06, revising Chapter 27, §1718 of the Township's Zoning Ordinance, for the purpose of adding a brewery use as a use permitted accessory to agriculture by conditional use, which was prepared by the Township Solicitor. Since Drs. Hoffman and Harris are both members of the Planning Commission, they recused themselves from the Commission's deliberations and any potential vote. They were replaced by alternate members Penny Schenk and Zach Elwyn and Mr. Phillips became acting Chairman. Referenced in the discussion was the recent legislation of the Pennsylvania Liquor Control Board, 40 Pa. Code §3.93 (PLCB) enacted on May 30, 2015 which allows the holder of a brewery license to serve its own beer for consumption on the licensed premises. A brewery license is not subject to wet/dry limitations. After significant discussion, with input from members of the public, the Planning Commission suggested the following revisions to Draft Ordinance 2016-06 for consideration:

1. *Minimum Producing Crop Requirement:* Restate the 2 acre crop producing requirement separately for both the winery and the brewery.
2. *Floor Area:* No suggested revisions.
3. *Activities Permitted:* a, b, & c – no revisions. d. "Special Events" – delete the paragraph beginning with "Restaurant" and add the following sentence: "Consumption of beer and wine will end at 12 a.m."
4. *Special Events:* a – d no revisions. Delete "e" and re-letter f – j. In "j" place a period after "paving" and delete the rest of the sentence.

Members of the public who participated in the discussion were Patricia and Russell White, and supervisors John Auerbach and Donna Dea.

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In lieu of making a recommendation to the Board at this time, the Planning Commission agreed to have the Solicitor review the revised ordinance and return it to the Planning Commission with his comments for their review at their May meeting.

Mr. Phillips returned the meeting to Chairman Hoffman who called for public comment.

Public Comment: Paul Lagasse stated that he disagrees with having agriculture as a permitted use in the TND and Village districts, and wanted to make the Board members aware that he will take that position when the ordinance comes up for approval.

Adjourn: Dr. Hoffman adjourned the meeting at 8:49 p.m.

Respectfully submitted,



John Gontarz
Planning Commission Secretary

PC Mtg. 04.07.16.v.3.er