

# APPROVED

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## FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES May 4, 2017

**Call to Order:** Chairman Dave Hoffman called the meeting to order at 7:05 p.m. Present were Planning Commission members Chuck Phillips, Mark Harris and Brent Van Lith. John Gontarz was absent. Planning Commission Alternates in attendance were Penny Schenk, Paul Lagasse and Zach Elwyn. Also in attendance representing the Township were Mgr. Joan McVaugh, Engineer Pete Eisenbrown and Secretary Sharon Norris. Six members of the public were in attendance.

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

### **Approval of Minutes:**

- a. April 6, 2017 PC Minutes: Mr. Phillips requested that the April minutes reflect his request to the AGCS for an ADA review regarding access to the field. Mr. Van Lith moved, seconded by Dr. Harris, that the minutes of April 6, 2017 be approved as amended. Motion passed 4-0.

### **Planning & Zoning:**

- a. Bryde Conditional Use Application – 1620 New London Rd.: Present on behalf of the applicant were Gary Bryde, Esquire and Jason Bryde. Jason Bryde is the owner of Heritage Properties LLC, which is the applicant on the Conditional Use (CU) application. Initially there were 4 uses occurring on the property, only one is allowed by right. The applicant is applying for CU to continue the storage of his landscape business equipment in the 3 storage facilities; the parking of several trucks on the property; and the residential use. Gary Bryde provided an overview of the issues and complaints from neighbors which have been addressed and corrected. Jason Bryde explained the details of the improvements that have been made. Additional conditions required by the PC include that the use of all vehicles requiring a commercial driver's license be limited to between the hours of 7 a.m. and 8 p.m. and all parking of vehicles will be on gravel.

Mr. Phillips moved, seconded by Dr. Harris, that the Planning Commission recommends that the Board of Supervisors grant CU approval to Heritage Properties, LLC, for 1620 New London Road, based on the Plan dated 11.3.16, to allow the following uses: Tool and equipment storage; truck storage on gravel only; and single family residence. Any additional uses will require conditional use approval. The use of any vehicle requiring a commercial driver's license is limited to 7 a.m. to 8 p.m. Motion passed 4-0.

- b. Appleton Glen (formerly Insinga Property): The Insinga Final Subdivision Plan, conditionally approved by the Board in March 2009, contains 5 lots and is being submitted by the new owner of the property. The owner in 2009, Wilkinson Builders, did not follow through with the conditions of approval and the plan was never recorded. The 13+ acre property is now owned by the DiFrancesco Appleton Trust. The DiFrancesco's have a potential buyer for Lot 5, and would like to move quickly without having to provide financial security for the improvements on the remaining lots. Mr. Ryan Jennings, Esq. presented the Plan and during his presentation read Plan Note #21 which appeared to allow him to proceed. Upon review it was determined that Mr. Jennings was referencing a newer, 2017 version of the Plan which was not approved by the Board. The Township Solicitor has advised that the 2009 plan is valid and recordable at this time if found to be compliant with current Township

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Ordinances. Options put forth by Engineer Eisenbrown included 1) putting up security and recording the 2009 plan, which is not acceptable to the applicant at this time; and 2) preparing a boundary line adjustment plan between lot 5 and the original Insinga parcel (assuming that the 2009 plan is valid) which would allow for the sale of lot 5, but would require a potential buyer to agree to several specific issues that might occur in the future, when the other parcel is developed. Mr. Jennings indicated that they are interested in pursuing the boundary line adjustment plan and will work toward meeting the Township's time line of submitting the plan by May 19<sup>th</sup> in the hope of getting it through PC review and on the Board's June agenda.

- c. Flood Plain Ordinance: The FEMA floodplain maps have changed and the Township needs to revise the Township ordinance accordingly. PSATS enlisted the assistance of Leslie Rhoads to help with the revision and she has submitted a draft of the ordinance for the PC's review. Mrs. McVaugh reviewed the draft and explained why specific sections need to be revised. The revised ordinance must be enacted by September 29<sup>th</sup>, 2017. Mr. Phillips reviewed the applicable building code regulations that apply when structures are permitted in the flood plain. The discussion will be continued next month.

**Public Comment**: No public comment.

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

Respectfully submitted,

John Gontarz  
Planning Commission Secretary

PC Mtg. 05.04.17.v.2.er