

APPROVED

FRANKLIN TOWNSHIP PLANNING COMMISSION MEETING MINUTES May 5, 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 Lithe. Planning Commission Alternates in attendance were Penny Schenk, Paul Lagasse and Zach Elwyn. Also present was Township Mgr. Joan McVaugh. There were 0 members of the public in attendance.

Public Comment: No public comment.

Approval of Minutes:

- a. April 7, 2016 Minutes: Mr. Gontarz moved, seconded by Dr. Harris, that the minutes of the April 7, 2016 meeting be approved as submitted. Motion passed 5-0.

Planning & Zoning:

- a. Paradox Brewery: This is a continuation of the Planning Commission's (PC) review of Draft Ordinance 2016-06, an Ordinance amending the Franklin Township Code of Ordinances, Zoning, Chapter 27, Section 1718 to add a Brewery Use as a Use Permitted Accessory to Agriculture by Conditional Use. Drs. Hoffman and Harris recused themselves from the discussion. PC Alternates Penny Schenk and Zach Elwyn replaced them on the Commission and Mr. Phillips became acting Chairman. The Commission reviewed each section of the revised draft and made additional revisions as follows:

Section 1: No changes.

Section 2: No changes to the first paragraph.

2.1: *Minimum Crop Producing Requirement* - No change.

2.2: *Floor Area*, deleted.

2.3: *Activities Permitted* becomes **2.2**.

a, b, c, no revisions.

d. Special Events. Delete the word "special" before "event(s)" throughout the entire ordinance.

Delete the word "wine" in the second line of the definition so that it reads "...workshops and promotional events".

Delete the next sentence "No beer...after 12 a.m.", and replace it with the following: "All outdoor events shall end by 11:00 p.m."

2.4: *Events* becomes **2.3** and insert "indoor and outdoor" before "events" in the 2nd line of the sentence.

a. Revised to read as follows: "In order to hold an event with more than 50 attendees, the parcel on which the Winery or Brewery Accessory to Agriculture is located must be a minimum of ten (10) acres. The maximum allowed attendance for an indoor event will be in accordance with applicable maximum occupancy requirements for the building used for the Winery or Brewery Accessory to Agriculture Use."

b. Revise the first sentence to read as follows: No outdoor activity/event or temporary structure associated with an event shall be located within 50 feet of any property line. Between 51 feet and

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100 feet, any outdoor activity/event or temporary structure associated with an event shall have a vegetative buffer.

The remainder of that paragraph is revised and combined with 2.4.g.

c. Delete the first sentence and move the second sentence to 2.4.a.

d. Delete.

e. No revisions.

f. No revisions.

g. Revised as follows: *Parking*: Parking shall be provided in designated areas that shall be maintained in a mud-free condition. Parking areas may be located within fifty (50) feet of property lines if there is a vegetative buffer area between those parking areas and any adjacent residential uses and districts. The buffer shall include evergreen plantings with an initial height of 3-4 ft. and an established height of at least 4 ft., or vines and trellis structures. The species and spacing of the plantings shall be reviewed and approved by the Township.

h. No revisions other than deleting "special".

i. Revised and moved to 2.5.

2.5: *Access*, becomes **2.4**, and reads as follows: Vehicular access shall be sufficient, in the opinion of the Township, to accommodate two-way traffic. Driveways from public roads to parking areas shall have a paved apron at the entrance which is a minimum of 50 ft. in length from the edge of paving. When feasible, driveways should be situated so that the lights of exiting vehicles do not shine on existing, neighboring residences.

2.6: *Limit on Retail Sales* - deleted.

2.7: *Parking*, becomes **2.6**.

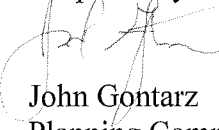
Sections 3, 4 & 5 – No changes.

The revised draft ordinance will be sent to the Solicitor for review and will come back to the Planning Commission for review at the June meeting.

Public Comment: There was no public comment.

Adjourn: Mr. Phillips adjourned the meeting at 9:15 p.m.

Respectfully submitted,



John Gontarz
Planning Commission Secretary